

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Washington
COUNTY:	Island
FOR NPS USE ONLY	
ENTRY DATE	DEC 12 1973

1. NAME	
COMMON:	Central Whidbey Island Historic District
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: S of Oak Harbor roughly 6 miles either side of Coupeville			
CITY OR TOWN: Oak Harbor me, Whidbey Island		CONGRESSIONAL DISTRICT: #2 - Hon. Lloyd Meeds	
STATE Washington	CODE 53	COUNTY: Island	CODE 029

3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY			
OWNER'S NAME: Multiple -- Public & Private			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: Island County Courthouse			
STREET AND NUMBER: P.O. Box 97			
CITY OR TOWN: Coupeville	STATE: Washington	CODE 53	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Historic American Buildings Survey			
DATE OF SURVEY: 1935 <input checked="" type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local			
DEPOSITORY FOR SURVEY RECORDS: Library of Congress			
STREET AND NUMBER:			
CITY OR TOWN: Washington	STATE: D.C.	CODE	

SEE INSTRUCTIONS



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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

In 1792, Captain George Vancouver of the British Navy made a thorough exploration of the complex water system he called Puget Sound. He named the largest island after his sailing master, Joseph Whidbey. It was Whidbey who had discovered an interesting cove on the east side of the island and on June 2, Vancouver recorded his own reactions:

On each point of the harbour, which in honour of a particular friend, I call Penn's Cove* was a deserted village ... the surrounding country, for several miles in most points of view, presented a delightful prospect, consisting chiefly of spacious meadows; elegantly-adorned with clumps of trees; amongst which the oak bore a very considerable proportion, in size from four to six feet in circumference.

In these beautiful pastures, bordering on an expansive sheet of water, the deer were seen playing about in great numbers. Nature had here provided the well-stocked park, and wanted only the assistance of art to constitute that desirable assemblage of surface, which is so much sought in other countries, and only to be acquired by an immoderate expense in manual labour.

The soil principally consisted of a rich, black vegetable mould, lying on a sandy or clayey substratum; the grass, of an excellent quality, grew to a height of three feet, and the ferns, which, in the sandy soil, occupied the clear spots, were nearly twice as high.

The country in the vicinity of this branch of the sea is, according to Mr. Whidbey's representation, the finest we had yet met with, notwithstanding the very pleasing appearance of many others; its natural productions were luxuriant in the highest degree, and it was, by no means, ill-supplied with streams of fresh water.

Today, the prairies remain in much the same condition and many of the original frame houses built by the early settlers still stand on the original Donation Land Claims. Coupeville, the civic and social center of the Central Whidbey Historic District, is a blend of the old and new, with the old still dominating.

*Who that particular friend might have been is a matter of conjecture but it is quite likely that Vancouver might have been referring to one of the two grandsons of William Penn, who were then living in England.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian | ☐ 16th Century | ☐ 18th Century | ☐ 20th Century
☐ 15th Century | ☐ 17th Century | ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

On October 16, 1972, the Island County Commissioners established the Central Whidbey Historic District, containing approximately 8,000 acres surrounding Penn Cove. Located within the District are: original Donation Land Claims preempted by early settlers according to the provisions of the Donation Land Law passed by the U. S. Congress in 1850; eighteen places listed in the Historic American Buildings Survey, fifteen of which still stand; Fort Casey, a turn of the century coastal defense installation and lighthouse; and numerous structures portraying a cross section of early domestic architecture.

The first thorough exploration of Puget Sound was by Captain George Vancouver of the British Navy. On June 4, 1792, two days after naming Whidbey Island's Penn Cove, Vancouver took formal possession of the region in the name of King George III. Joseph Whidbey, one of Vancouver's most useful officers, described Penn Cove and Whidbey Island to Vancouver in such glowing terms that the Captain wrote in his journal, "The Country in the vicinity of this branch of the sea is, according to Mr. Whidbey's representation, the finest we had yet met with, notwithstanding the very pleasing appearance of many others..... The number of its inhabitants he estimated at about six hundred, which I suppose would exceed the total of all the natives we have seen."

On August 16, 1833, Mr. Heron of the Hudson's Bay Company's Fort Nisqually set out in the sailing vessel Cadberough to survey a spot on Whidbey Island for an Indian trading post. Heron probably looked over Ebey's Prairie. In the following December, a canoe loaded with provisions and tools left Fort Nisqually to break ground for a new post, but a storm forced the party back and the endeavor was postponed. Evidently, the entire project was later dropped.

In 1839, Chief Tsalakum of the Sowkamish Indians on Whidbey Island made his way to a new Catholic mission on Cowlitz Prairie, in what is now southwestern Washington, and asked Father Francis N. Blanchet to come visit his people. The following year, Father Blanchet arrived at "Whitby" baptised 218 Indians, and erected a 24' cross.

Indian traders probably continued landing on the island, but the next group positively known to have visited Penn Cove was the U. S. Exploring Expedi-

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SE 10/528040/5333240	5345090
SW 10/517170/5333200	CD

NE 10/527820/5345 070
SE 10/528040/5333 240
SW 10/517170/5333 210

SEE INSTRUCTIONS

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NOV 27 1973
NATIONAL
REGISTER

NAME AND TITLE: Ms. Jimmie Jean Cook, Island County Liaison		
ORGANIZATION: Island County Historical Society	DATE: 5/1/72	
STREET AND NUMBER: PO Box 25		
CITY OR TOWN: Coupeville	STATE: Washington	CODE: 53

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the
National Register.

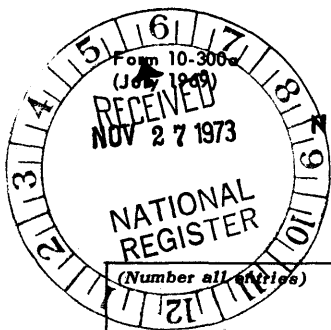
Ernest A. Connally

Associate Director, Professional
Services. 12 1973

Date _____ DEC 1 1957

ATTEST:

☆ U.S. GOVERNMENT PRINTING OFFICE : 1973-729-147/1442 3-1



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#7 - Description

Central Whidbey Island Historic District (1)

The commercial district of Coupeville is on Front Street which parallels the waterfront. Front Street is characterized by two early-settlement type structures: the false front building, and the simple frame building with gable roof. The false front was an easy, inexpensive way to create unity within a town and was used frequently. The false fronts were usually two-story, and had rectangular panels capped by plain frieze and simple cornice. Nearly all the structures were covered with shiplap siding and painted to be more attractive. Generally, the main sections of these structures were one-story.

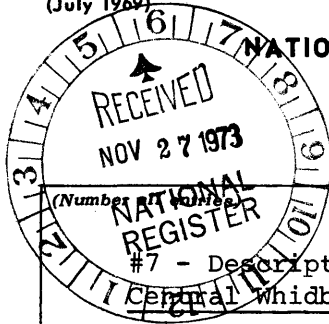
In 1883, the first false front building appeared on the scene; it was the Bishop Building, also known as the Elkhorn Saloon. John Robertson's store appeared in 1866, followed by Blowers and Kineth in 1886, the Island County Abstract Office and F. Puget Race Drug Store in 1890, A.B. Coates and Son about 1890, Dr. T.H. Whites Office in 1905 (which was later moved from its original site), the Island County Times Office in 1906, Samsel's Law Office in 1904, Judge Lester Still's Office in 1909 and Benson's Confectionary in 1916. Gillespie's Meat Market (1887), with partial false front, gives the upper portion of the building the appearance of the top of a five-pointed star. The Sedge and Blocksedge Building (1871), and the Island County Bank Building (1892), comprise the simple, frame, gable buildings on Front Street.

Other buildings on Front Street were specialized. The wharf and warehouse built about 1900, Terry's Dryer (1897), the Old Meat Market (1874), and the Glenwood Hotel (1890) are the major members of this group.

The wharf extends 400 to 500 feet out into the water and is constructed of piers and heavy planks. At the end of the wharf and perpendicular to it, sits the warehouse, also built on piers. The warehouse is a rectangular, frame building covered with shiplap siding and has a hip roof on the west end and simple gable on the east end. A heavy exterior suspended rolling door is positioned directly in front of the wharf. Other openings occur where needed. A walkway surrounds the warehouse with a loading dock on the water side. Extensions and additions on the water side include a square tower and a small, rectangular extension with two floating boat docks attached to the east end.

Terry's dryer was constructed for drying fruit. The dryer is a two-story rectangular frame structure covered with board and bat siding. A full length one-story lean-to extension projects from the east side. A sliding door constructed of vertical planks is offset to the west on the street end. Openings occur as needed. The dryer, resting on piers, projects out into the water and is capped by gable roof.

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Central Whidbey Island Historic District (2)

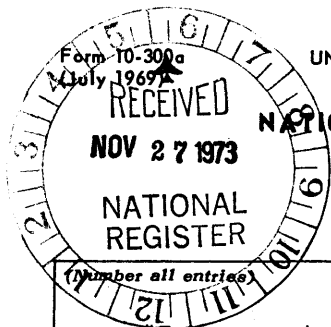
The Old Meat Market hints of Victorian Gothic and is comprised of four gables with steeply sloped roofs creating a cruciform effect. This attractive, well proportioned building is covered with shingle siding and has a front central entry flanked on each side by a window.

The Glenwood Hotel is a three-story frame structure. It has a very slight wedge shape and two front bay windows. The bay windows start at the second story and continue through to the third story, with a second story balcony extended between them. Asbestos shingles now cover the original shiplap siding. The hotel has a short mansard roof and windows appear regularly around the structure. A later addition occurred to the hotel on the rear of the building.

Two other hostelryes occur in the area. Both were constructed earlier than the Glenwood Hotel and are not in the town proper. They are the Ebey Landing House or Ferry House and the Whid Isle Inn.

The Ferry House was constructed in 1870 on Ebey's Prairie to serve the people arriving at Ebey's Landing during the days when travel by water was much easier than by land. This well-proportioned, two and a half story building is of frame construction covered with clapboard siding and has gable roofs. It is "T" shaped in plan. Centered chimneys project from either end of the head of the "T" and are flanked by first and second story windows on either side of the brickwork. A central gable projects on the front portion of the "T" appearing as an extension of the tail through the head. A doorway in the gable provided access to a balcony projecting from the front of the house and running its length. The balcony, which is gone now, was supported by square posts and also served as a covering for the front porch. The front central entrance was flanked on each side by two windows. The tail of the "T" is a half story shorter than the head, and is terminated by a back porch with shed roof. On the north side of the tail there is a full-length side porch and on the south side a bay window is centered on the first story. Windows are spaced evenly and regularly around the house. In a state of bad repair, the front porch is gone as well as the north end chimney.

The Whid Isle Inn, currently the Captain Whidbey, was constructed by Judge Lester Still for vacationers from Seattle. Built about 1901, the building started out as a two-story "H" shape, but additions and alterations have made it irregular in shape. The legs of the "H" projected only a short distance perpendicular to the center portion and gables projecting from the centers of the legs appear as extensions of the center portion. A rustic appearing building, it is constructed of horizontal logs and has



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a shingled gable roof. The entire building was surrounded by a two-story veranda constructed of rough peeled posts. Later, the roof was altered and the projecting gables were leveled flush with the building and the railing and veranda were changed. Windows are multi-paned and occur regularly around the building.

The public, civic and religious buildings fulfill the social, governmental and spiritual needs of the community. The Old Schoolhouse #1 in San de Fuca, the grade school, the Masonic Lodge, the Old Courthouse, the Methodist Church and the Congregational Church fulfilled these needs for the people on Whidbey Island.

The Old Schoolhouse building at San de Fuca was the second structure built for School District #1. Built in 1895, it is a one-story rectangular frame structure with hip roof. A bell cupola is centered on the front roof hip directly over the front door. The front door is framed by an arch and flanked on each side by a large window. Other windows are placed regularly around the building. Covered with shiplap siding and painted white, it is a plain unadorned building but of pleasing proportions. A short gable roofed wing was added to the north side, creating an "L" plan. It is lower than the original building, the ridge line of the addition beginning at the eave of the basic structure.

The Grade School is a two-story rectangular frame structure with gable roof. Reminiscent of the two-story colonial style, gable dormers project from the front roof slope at quarter points. This schoolhouse has been the subject of much remodeling making it difficult to identify the original openings. It is currently covered with composition siding and is a plain severe building.

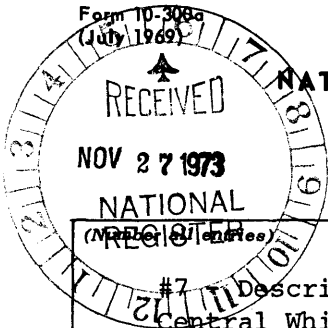
Constructed in 1855 as the Grennan and Cranney store, this two-story gable structure with lean-to addition was rented to the county and served as the courthouse. It was a typical two-story colonial building and is commonly referred to as the Old Courthouse. The front facade was six windows wide and other window openings occurred as often as comfortably possible creating a light attractive building. Also the subject of much remodeling, the original shiplap siding and many of the original openings have been closed and covered over with the present day composition siding.

The Masonic Lodge building was constructed in 1874 by John Alexander. This large rectangular two and a half story building has a gable roof with the back hipped. The front entrance on the gable end is created by an overhang at the first story supported by four heavy, fluted, Doric columns. This awkward entry gives the appearance of a one-story chunk

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#7 Description

Central Whidbey Island Historic District (4)

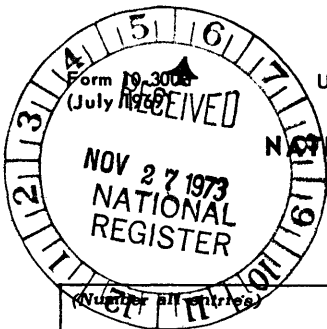
removed from the lower portion. Window openings occur irregularly. The Lodge is covered with asbestos shingle siding but little else has been altered on this structure.

The Methodist Church was built in 1894 by Howard Lovejoy after a fire had swept the original building on the site. The church is a rectangular frame structure with steeply pitched gable roof, central crossing and bema in the Victorian Gothic style. A square bell tower adjoins the church on the northeast front corner and serves as the entry. Large, wide windows appear on the front end and on the crossing ends; high, narrow windows occur on the tower and the building itself. The windows have pointed arches and tracery. Circle windows appear on the tower at the second story and from the second story level, four square piers rise up and the square spire appears suspended between them at approximately the third story level. The back portion of the roof slopes in a hip into the bema. The church is sided with clapboard. Additions have been to the back of the church and are continuous repetitions of the original church structure.

The Congregational Church, now St. Mary's Catholic Church, is cruciform in plan with steeply pitched gable roofs. The north-south axis has higher gables than the east-west axis. Towers adjoin the front inset corners. The north tower is the taller and is used for a bell tower; the south tower is shorter and is used for the major entrance. The north and west ends of the cross are accented by a group of four high, narrow, rectangular windows capped by four small square windows; this window grouping strengthens the verticality already created by the steeply pitched gable roofs. A small rectangular projection fills the back south inset corner and serves as a rear exit. The church is covered with clapboard siding and the high gables are slightly decorated.

An excellent cross section of residential architecture remains in the Historic District. The early houses are typically transplanted styles from New England and were chosen probably for their efficiency, economy and practicality. Some of the houses are the result of pure need by their owners, following no definite style or mode. Still others are the result of an eclectic period of the 1880's and 1890's influenced strongly by the Victorian era and also Jacobean and Elizabethan (Jacobethan) architecture. Finally, some houses are the result of a simple house that has been added onto and altered so that its original form is no longer discernable.

Being efficient, practical and economical, it is only natural that the salt box should occur in this area. Seen from its gable ends, its short



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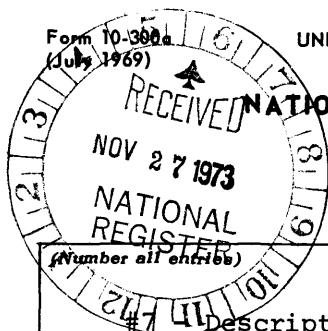
Central Whidbey Island Historic District (5)

front roof and long slanting back roof give it the appearance of an old salt container and hence its name. Some advantages of the salt box are the long back roof that saves expense because it also serves as the rear wall. Properly oriented, the roof offers storm protection. The two-story front portion enables addition of extra rooms. A slight variation occurs in some of the later salt box structures. This variation is a roof pitch change on the long slanting roof slope. Usually the pitch change occurs at a point on the long roof slope that is equal to the short front slope, giving the building the appearance of a gable roof building with a lean-to addition. The Captain Thomas Coupe house, the Jacob Ebey house, the John and Jane Kineth farm house and the Monroe house are all examples of the salt box style.

In 1853, Captain Thomas Coupe contracted the Hill Brothers to build a house and in 1854, the house was completed. Built of redwood, this salt box house has the roof pitch variation. The small upper front portion gives the house a "pinched" appearance. A shed dormer projects from the front short slope and is centered over the hipped front porch which is supported by two square posts. The porch is flanked on either side by multi-paned windows. Other windows appear to be punched where needed as was the tradition. Originally covered with board and bat siding, the back wall is now covered with plywood and part of the right rear corner is shiplap. A single chimney rises near the roof pitch change at approximately the right quarter point.

The Jacob Ebey house has the typical well proportioned roof pitch change. Chimneys rise from either end of the house and are centered on the gable. The front entry door is flanked on each side by two multi-paned windows. Other windows are punched through as needed. This 1855 home is covered with shiplap siding with corner boards. Another single chimney rises from the mild roof pitch near the back left corner.

The John and Jane Kineth salt box farm house has the excellent proportion of the Cape Cod cottage. The front entrance occurs on the left front corner and an inset back porch occurs on the left rear corner. The porch is sided up to the railing level and provides a feeling of enclosure and the appearance of being an integral part of the house. Other door and window openings again occur as needed. A single heavy stone chimney rises from the roof ridge. The house is covered with shiplap and remains much as originally constructed. An addition occurs on the south end creating an "L" shape.



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Description

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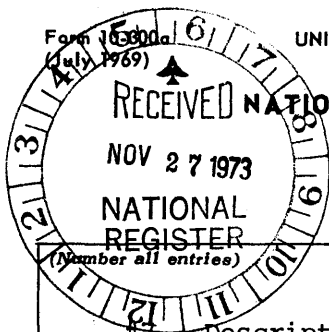
The Monroe home is an excellent example of the salt box with the "Beverly jog". The jog is an addition to the side of the house with direct access from the outside front of the building. Its roof follows the slant of the long slope running from the rear of the house almost to the ridge but stops several feet before it intersects the ridge line. The jog then drops straight to the ground and the house looks as if a slice has been removed. This full two and a half story house has a projecting front porch that extends around the side adjoining the jog creating an "L". The porch roof is supported by square columns with railing between the columns. A slight roof pitch change occurs low on the roof slope and accomodates a partial back porch supported by columns. A gable dormer projects from the center of the back roof slope and a single chimney rises to its right. The house is covered with white shiplap siding.

An 1864 home built for John Robertson, it is a saltbox with the roof pitch change as in the Ebey home. A porch projected from the front and the house was covered with clapboard. Windows occurred as needed. This house has been altered on the outside and only the original salt box shape remains.

The Maude Fullington house (1859) is a low pitch salt box originally constructed of logs. It has been moved and altered using materials from other structures, apparently all in Seattle. The diamond paned windows came from the Dextor Horton home, the leaded windows from the Coleman house and dock, a stairway from the Pontius home, oak flooring from the Crystal Ballroom, and hinges and hardware from the Forestry Building of the University of Washington. The home is now covered with cedar shingles and is an attractive well proportioned structure.

The Swift house (1852), although not a salt box, is a simple unassuming one and a half story log cabin built of squared logs using dovetail joints. It has a front central entry flanked on either side by windows. A long one-story gable addition extends from the rear to create a "T". This home was dismantled and moved to its present site.

A group of plain buildings occur in a period between the construction of the early settlers' dwellings and the later fancy Victorian homes. These houses are generally two-story rectilinear frame structures with little or no decoration or ornament. Some are reminiscent of the two-story colonial style, some hint at the later Victorian Gothic, others are simply large rectangular frame buildings. The "T" and "L" shapes are the popular plans and the two-story height dominates.



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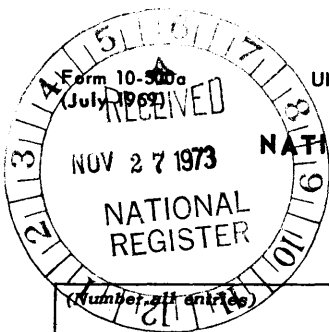
The home of Samuel Libbey (about 1860) of West Beach is a full, two-story "L" plan covered with shiplap siding. The interior of the "L" is partially filled by a porch supported by columns. The end of the leg has a one-story, half hipped, enclosed porch while the body end of the "L" has a chimney projecting from it and centered on the end. The front facade has a bay window projecting from the first floor. Other windows occur as needed including a small shed dormer window which projects from the front and interrupts the eave line. The interior has been remodeled and the upper portion of the leg has been changed from shiplap to shingles. A small, rectangular, hip roofed outbuilding sets on the northwest side and is attached by an enclosed walkway.

The Robert Crosby Hill home constructed in c. 1865 is a simple, two-story rectangular frame building with gable roof. An enclosed, half hip roofed porch projects from the front end. The house is plain, looking almost severe. Window and door openings have been altered on the sides and a one-story gable extension projects from the back end.

In 1866, Colonel Granville Haller added onto Raphael Brunn's house. The body of the house is now two stories high with a one and a half story wing forming an "L". The body of the "L" has a small projecting central front porch. Windows occur regularly around the structure. A central chimney rises from the roof ridge and the building is covered with clapboard. A bay window flanks the porch on the east. The leg of the "L" has a single chimney stack rising from the roof ridge. The walls of the wing are covered with gray stucco and windows occur randomly.

Charley Terry's home (about 1866) is a two-story "L" with a one and a half story leg. A colonial appearing building with central chimney on the major portion and an end chimney on the leg, this home is covered with shiplap and has a shingle roof. Window openings are spaced evenly and regularly around the house.

Joseph Libbey built this "L" shaped house in 1870. It has a steeply pitched roof and a front central gable with decorated barge board. Centered in this gable is a pointed arch door which provides entrance to a balcony which serves as the roof for the porch. The double entry doors centered on the front are flanked on each side by a window. The ends have a single centered flat plain window on the first story and a pointed arched window on the second story. A chimney rises from the roof ridge offset to the north of the gable and another chimney rises from the back roof slope offset to the south of the gable. The leg connects to an outbuilding that is half a story lower but somewhat wider than the leg itself. All are attached and covered with clapboard.



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#7 - Description

Central Whidbey Island Historic District (8)

Captain Richard Holbrook resided in San de Fuca and in 1874 built this fine home. A simple two-story rectangle covered with clapboard, it has a projecting front porch offset to the left on the southeast end. On the southwest side a short one-story extension has been added; centered on this side is a triangular roofed dormer window. The northeast side has a duplicate dormer window on the rear portion. Other openings occur as needed. A central chimney rises from the roof ridge.

Cyrus Cook built this house in 1876. Instead of the typical "L" or "T" plan, this house forms a jog with the interior portion of the jog filled with shed roof additions creating an irregular form. Originally, windows were spaced evenly and regularly around the house but alterations have changed or covered many of these openings. The home is now covered with asbestos shingles.

In 1878, Alvah Blowers built a large two and a half story house. A full length front porch projects from the front end and is supported by decorated posts. Windows are positioned regularly and evenly around the house. This house bears a strong resemblance to the Charley Terry home. It is covered with clapboard siding and chimneys rise from the roof ridge at the center on the body and toward the end of the leg.

The two-story Albert Kineth home was built in 1885. The front end has a one-story enclosed porch and the back has a one-story gable roof addition. Windows appear evenly and regularly around the house. It is covered with clapboard and is a severe, plain building with strong vertical proportions.

The 1888 two-story home of Fred Nuttal has a one-story leg off the side creating an "L". A half hipped projecting full length porch extends from the front end. Windows occur in pairs and are regularly positioned around the house. The siding is shiplap. Additions to the rear portion have created an irregular structure but the front has remained unaltered.

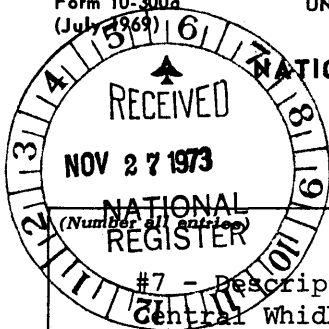
Jacob Straub owned an "L" shaped house built about 1890. A half hipped front porch which projected from the interior portion of the "L" and also the end of the leg is now gone. The windows were typical flat plain openings and occurred regularly. Central chimneys rise from the roof ridges. The house is covered with shiplap.

Horace Holbrook, son of Captain Holbrook, built an "L" shaped house in about 1895. The roof on the body extends lower than that of the leg. On the corner of the leg end is a small porch; another small porch occurs immediately around the corner on the outside face of the leg. Windows appear as needed.

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#7 - Description

Central Whidbey Island Historic District (9)

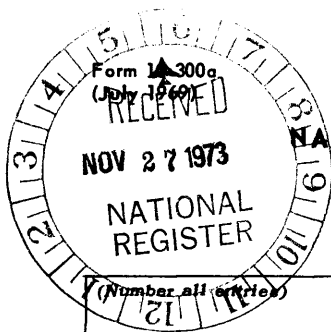
The 1895 two-story home built by Sam Keith is "L" shaped in plan. The interior of the "L" is filled completely by an enclosed porch. A first story bay window terminates the leg of the "L" and the second story overhangs slightly. An addition to the back gives the house an irregular shape.

About 1897, John Kineth Jr. constructed this large two-story home. A half hipped porch projects from the front end. First story windows occur regularly around the building with only end windows appearing on the second story. A central chimney rises from the roof ridge. A one-story gable addition extends from the back end.

The following vintage houses of the 1880's and 1890's represent a period of eclecticism in American domestic architecture. They show a strong Victorian Gothic influence, some being Second French Empire, and others with hints of Jacobethan. Many of these fine homes were built by H.B. Lovejoy who owned a house pattern book. Lovejoy, taking stock plans from these books and adding manufactured details, constructed many well executed homes.

Captain Joseph Warren Clapp occupied this home in 1886. It is a vertical two-story house with steeply pitched, gable roofs. Basically an "L", the leg is the same depth as the body but the body is wider. The interior of the "L" is filled with a one-story porch that extends around the end of the body forming an opposing "L". A bay window projects from the leg end of the "L" on the first story and a centered, gable dormer window projects from the interior portion of the body. The body has a jerkinhead on the gable. A one-story hipped addition on the outside corner of the body gives the house an irregular shape. The central chimney rises from the roof ridge where the roof valley is formed. Covered with shiplap, the house has decorated porch posts, an ornate bay window, and decoration on the gables.

Lovejoy built a home for John and Jane Kineth Sr. in 1887. This irregular house has a small front porch on the east end offset to the south, flanked by a full, two-story bay window. A full length side porch runs along the north side and adjoins a square addition that partially projects off the northwest back corner. The south side facade is plain and continues back until another projecting addition extends off the side and is flush with the rear of the building. The house is covered with shiplap. It has a belt course of evenly spaced ornamental brackets and is capped by a hip roof.



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#7 - Description

Central Whidbey Island Historic District (10)

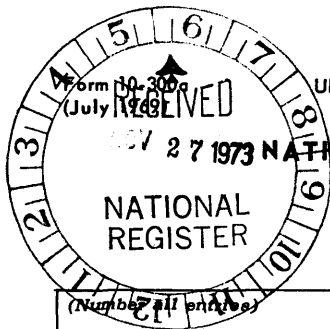
A house built in 1888 was owned by Joshua Highwarden; it is "L" shaped with the leg inset. Two-story bay windows project from the gable ends and fancy butt shingles separate the first and second stories on the bay windows. Porches fill either side of the leg in the building insets. Covered with shiplap, the decoration on this house is simple, consisting of plain, flat window openings and fancy butt shingles adorning the upper parts of the gable.

The home of Jake and Bertha Jenne, built in 1889, has a front facade opposite that of the Kineth home. On this house the front porch is offset to the north and the east end and is flanked by a squared-off bay window. A side porch runs along the south side in an inset created for this purpose. A one-story, square bay window also occurs on the south side rear portion of the house. The rear of the house has a hipped, one-story addition with more additions added to it later. Covered with shiplap, a belt course of ornamental, evenly spaced brackets runs around the top of the house and is capped by a hip roof.

An 1889 home built for Reverend G. Lindsey of the Congregational Church, the Two-story home is a small "t" in plan. A steeply pitched, gable roof covers this shingled building. The east gable end has a two-story bay window and the northeast inset is filled by a projecting porch which surrounds the north gable end. A simple, one-story shingle covered addition extends from the west gable. The gable ends have their upper portion covered with fancy butt shingles and a decorative frieze.

The 1890 Elisha Rockwell home is a two-story rectangular gable roof building. The roof is flared at the bottom. An interesting feature is the two-story bay inset into the front side of the house. The bay continues up through the roof and is covered with a gable roof. The gable roof of this bay starts at the roof ridge and extends until it is in a line flush with the house roof overhang. The bay, a full two stories high, has a window appearing on all sides of both floors. The flare of the roof partially surrounds the bay leaving the outermost facet exposed and flush with the edge of the roof. A porch flanks the bay covering the remaining portion of the front. A circle window is centered on the gable surrounded by fancy butt shingles. The house is covered with shiplap siding.

The simple two-story home of Bert Nuttal was built about 1890. An "L" shaped porch fills the interior portion of the basic "L" plan and windows decorate the gable ends. The house is covered with shiplap and painted white.



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#7 - Description

Central Whidbey Island Historic District (11)

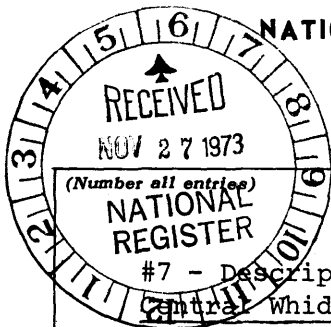
Built in 1890, the Will Jenne house stayed in the family for sixty years. Although irregular in shape, the irregularity is created largely by the tower inset in the interior corner of an "L". A single story gable roof addition projects from the outside center of the body completing the irregular form. A full-length porch projects from this addition. The outside ends of the body and leg have had the corners cut off creating extra well facets. This alteration of the square gable ends gives the ends the appearance of being a full bay window projection. The upper portion of these ends are decorated with fancy shingles and brackets. A porch with ornamental railing fills the inset between the tower and the leg. The square tower is topped with a spire roof and finial.

The Sam Hancock home has the date 1891 in black letters on the front projecting gable extension. Another two-story irregularly shaped house, this one is squarish in appearance. The front porch is one-story high and covers most of the front. It joins the gable extension that projects from the front, but is flush with the side. The side continues back uninterrupted until it reaches the corner where a polygonal bay occurs with three facets exposed. Windows occur on all facets in both first and second stories. The back wall and other side wall are plain and unadorned of any decoration. A later section was added to the back wall and is a one-story rectangular gable roof projection. The house is covered with shiplap and capped with a hip roof. Decorative barge boards, shingles and stick embellishment add to the building. Two chimneys rise from the center of the roof.

The home of James and Keturah Gillespie (1891), is a large, two-story squarish building, hip roofed with a flat top. A half hipped porch projects from the front and is flanked by a bay window. Three evenly spaced single windows are positioned on the second story. These windows run into the frieze board. Ornamental brackets appear above each window as continuation of the jambs. The remainder of the house has regular evenly spaced windows and is covered with shiplap siding.

The 1892 home owned by Francis Lesourd is similar to the 1890 home of Will Jenne. A two-story gable roofed house, it is irregular in shape, bays running the height of the home terminate in gable ends. The interior portion of this house is partially filled with a part of the structure creating a stepped appearance. The projecting porch forms an "L" around these steps. Windows appear often and are well-spaced. A later addition to the house is a one-story gable projection from the back. A Lovejoy home, it displays skillful use of decorative barge boards and trim as well as modest employment of spindle decoration.

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Central Whidbey Island Historic District (12)

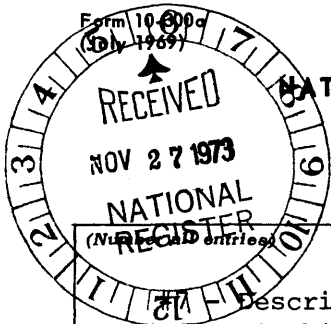
Another Lovejoy home is the Parker house, built about 1890. It is similar in appearance to the Rockwell home with its two-story rectangular plan and the inset polygonal tower or bay. A spire finishes the tower on the Parker house. A front porch flanks the tower and sets under the slight front roof flare. It has been glassed in some time ago. On the east end is a projection that appears to have been a bay window but has been altered and partially enclosed. A full-length, single story flat roof addition was added to the back of the house. The steeply pitched gable roof has a small dormer centered on the front roof slope.

The Alonzo Coates home (1892), is a large two-story squarish house with single story extensions. The front is dominated by a full two-story centered bay window and is flanked on the left by a small porch. Flanking the bay window on the right is a one-story extension projecting from the side and flush with the front. Another extension projects back and is partially attached to the side of the house. Windows occur as needed. The house has a small gable immediately above the bay window and is capped by a hip roof. It is covered with asbestos shingles.

Doctor W.L. White's home, built by Lovejoy in 1894, is two stories high and resembles a cross in plan but the legs are of different sizes and proportions. The front extension is terminated with the typical polygonal bay and is gable ended, the gable having a boxed cornice with return and decorative brackets. A front porch fills the left inset and a side porch makes up the first story of the right extension. The wings on either side are hipped as is the rear of the house. The right extension has a dormer window rising from it centered on the hip. The left wing has a small dormer window facing the front inset. A rectangular one-story addition with gable roof projects from the back. An unusual feature is the angled board decoration within the gables.

The major portion of the John Gould home (1894), is a squarish symmetrical two-story building. A long rectangular addition projects from the back. This one-story low pitch gable roof addition has the east side covered with small multi-pane windows. The front of the two-story portion is dominated by two bay windows with a porch centered between them and above the porch a single window. The remainder of the house has even regularly spaced windows. Finished with a hip roof, centered chimneys rise out of the east and west hips.

The John Gould Farmhouse (1896), is a large two-story squarish house with hip roof and regularly spaced windows. A small gable porch projects from the front. A plain building covered with clapboard siding, it has a one-



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Description
Central Whidbey Island Historic District (13)

story addition projecting from the back. A gable occurs on the front left corner.

A later house, the Ed Jenne home (1908), is basically bungalow but shows a strong Victorian influence with its irregular shape and steep gable roofs. A well proportioned and attractive house, it has a full projecting front porch supported by Doric columns and is covered with white clapboard.

Howard B. Lovejoy built many houses in the area for about a decade. Most of them showed Victorian influence or were counterparts of the Victorian style which was popular at the time. Two of the houses built were Second Empire Style houses which are characterized by their squarish appearance, full mansard roof, dormer windows and single central chimney stack. Additions were frequently added to the back creating a heavy looking "T" structure.

H.B. Lovejoy built one of these houses for Ernest Watson in 1886, and the other for his personal residence about 1889. The Watson house is a square house with shingled mansard roof and covered with shiplap siding. Gable dormer windows project from the slightly concave roof. Windows were placed comfortably around the house. Later, a bay window replaced the east side corner window. A rectangular hip roof extension was added, creating the heavy "T" and a projecting full length front porch with railing was also added. Lovejoy's personal residence was sold to James Zylstra and is known as the Zylstra house. Similar to the Watson house with shingle mansard roof and shiplap siding, the Zylstra house also had a rear extension. Dormer windows have curved lintels and are decorated with dentils as are the first-story windows. The front porch is inset into the corner, covered with a flat roof and supported by columns. The porch cornice is also decorated with dentils. A small cornice finishes the roof. A bay window projects from the west side.

Some of the homes have been so altered that their original appearance is not apparent. Among such houses are the John Crockett home, the Hugh Crockett home and the Walter Crockett home. Of Sam Crockett's home only the chimney and foundation survive and they have been used by another home built on the site. The Isaac Power and Thomas Griffith homes have had large additions expand the original smaller buildings. The Power home started as a simple cabin with a low pitch gable roof and has had a large two-story rectangular colonial addition. The Griffith's home started as a small rectangular structure and had a salt box addition added to it. The Kinney home also started as a small rectangular gable house with inset front porch but later outbuildings were attached to it and it now has an irregular shape.



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#7 - Description

Central Whidbey Island Historic District (14)

Certain buildings associated with the Historic District had a military origin. These structures were required for protection and defense against possible invaders. The blockhouses and Fort Casey were constructed for this purpose.

The blockhouses were erected for protection from invading northern Indians. Constructed during the blockhouse era in Western Washington between 1855-1857, they have been restored and maintained by historical groups from time to time. The blockhouses are all simple, two-story buildings constructed with horizontal logs. The upper story has a substantial overhang. Gun ports were spaced regularly around the buildings on both upper and lower levels to provide easy visual access in any direction. All these structures are included in the Historic American Buildings Survey.

The Alexander Blockhouse is a rectangular gable structure of horizontal squared timber and lap jointed corners with a simple shingle roof. Major openings occur on the ends.

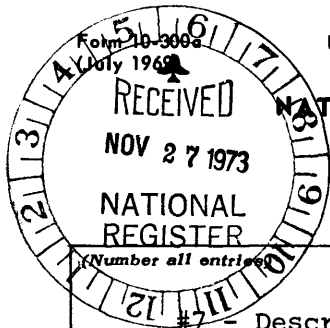
The Crockett Blockhouse is square with hip roof. It is constructed of hewn logs and has dovetail joints.

The Davis Blockhouse is another rectangular gable roof structure built with horizontal peeled logs on the bottom level and squared timbers on the top level. It contains an interior stone fireplace.

Ebey Blockhouse is also rectangular with simple gable shingle roof. It is constructed entirely of horizontal notched logs and was one of four which provided the corners for the stockade surrounding the Jacob Ebey house.

Fort Casey was constructed in the late 1890's as part of the coastal defense system to protect the inland waters of Puget Sound. A typical coastal fort mounting disappearing cannon, Fort Casey had ten batteries with guns ranging from 3" to 10" in caliber, including 12" mortars. The gun batteries rested near the steep bluffs at Admiralty Head. Mounted at the fort are the two remaining large caliber disappearing cannon in the United States. Once considered the "acme of ingenuity", only these two massive artillery pieces remain from the hundreds which once guarded the nation's important harbors.

Another interesting feature of Fort Casey are the fine buildings constructed in the early 1900's as quarters for the men serving there. The



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#7 - Description

Central Whidbey Island Historic District (15)

Commanding Officers' Quarters, an attractive stately building, resembles a small case "t" in plan. A projecting veranda fills the front inset and covers the ends of the head of the "t". Gables have a boxed cornice with return. This two-story frame structure has windows placed regularly around its facade and is covered with clapboard siding. A notable point is the slate roof, a feature common to all structures original to the Fort Casey reservation. Many buildings were removed in the 1930's but those that remain are similar in appearance to the Commanding Officers' Quarters. In 1860, the first light station inside Cape Flattery was built at Admiralty Head. It was a frame structure and was removed in the late 1890's when the government was constructing coastal fortifications near the site. A second station was built in 1901 and still stands today. The current light station is an irregular stuccoed brick building with deep-set windows regularly spaced around the station. Entrance is achieved through a double semi-circular arched entry way. The center portion of the entrance is supported by a Doric column. The actual light was supported by a two-story cylindrical tower partially attached to the major portion of the station. The tower is topped by a cupola surrounded by a partially cantilevered walk with wrought-iron railing. The lighthouse was abandoned in the 1920's and now serves as a museum and interpretive center for Fort Casey.

The District is bounded on the east and north by high ground which is particularly rough in the area between Point Partridge and Penn Cove. Most of the land has been cleared although substantial stands of second growth occur on most headlands. Those trees which grow in the most exposed positions are twisted and broken by the almost constant wind.

High bluffs face Admiralty Inlet in an almost unbroken line. There are only two openings: Ebey's Prairie, an historical landing site, and a much smaller and lower gap at Fort Casey which was used as the post parade ground. The bluffs give way to a low gravel beach along the southern boundary west of Admiralty Head. Crockett Lake, a very large shallow body of water, is impounded behind the gravel beach adjacent to Admiralty Bay. High ground also borders Penn Cove.

Ebey's Prairie dominates the area between the high ground to the north and east. Sloping evenly and gradually from Coupeville to the beach at Admiralty Inlet, it remains virtually unchanged from its original appearance.

The structures and geography of the Central Whidbey Island Historic District combine to present a unified appearance, a subtle blend of buildings and open space. Intrusions have been few but have threatened increase

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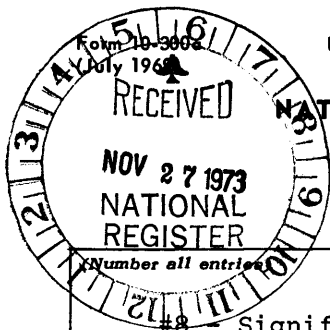
#7 - Description

Central Whidbey Island Historic District (16)

within the last ten years. The Historic District area is prime recreation land and an ideal location for development. Platting of small vacation lots is on an upward swing. A new highway cuts through the center of the proposed District and makes it more accessible to would-be property owners. The Army Corps of Engineers has developed a project to convert Crockett Lake into a small boat harbor or marina.

Despite increasing development and the potential of a possibly grim future, the District remains a cohesive unit. In the almost 200 years which have passed since George Vancouver entered Penn's Cove, the area has come to reflect truly "the assistance of art" and "that desirable assemblage of surface" which he envisioned.





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#8 - Significance

Central Whidbey Island Historic District (1)

tion commanded by Lieutenant Charles Wilkes, which arrived in June, 1841. The expedition saw that the Skagit Indians lived in large, well-built lodges and had constructed several wooden barricades, 400' or more in length, to serve as protection against raiding northern Indians. The fortifications consisted of 30' timbers set vertically in the ground so that trade muskets could be fired between the posts. The interiors were divided into lodges for numerous families.

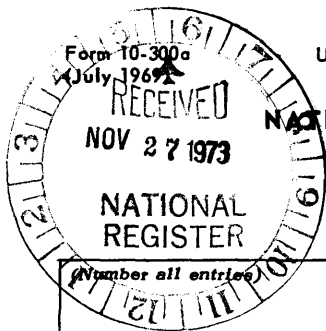
In 1848, Thomas W. Glasgow and A.B. Rabbeson built a cabin on Ebey's Prairie and planted wheat, peas, and potatoes. Largely at the request of Pat-ke-nim, Chief of the Snoqualmies, numerous tribes assembled at Penn Cove to discuss the incursions of the Whites or "Bostons" into the Puget Sound region. The Indians called Americans "Bostons" because the early American fur trading ships which arrived on the coast in the late 1700's were mostly from Boston, Massachusetts. Rabbeson estimated that 8,000 of these "wild men" attended the meeting, but he may have exaggerated. Glasgow and Rabbeson were forced to flee from the island, and returned to Olympia.

In 1850, Colonel Isaac Neff Ebey, who emigrated overland to California in 1848 and later came to Puget Sound, took a 640 acre claim on Ebey's Prairie. The following year, Ebey's family and Colonel Walter Crockett's family gathered in Olympia, loaded their belongings and livestock on rafts, and pushed and floated to Whidbey Island. They were assisted by Dr. Richard Hyatt Landsdale who took a claim at the west end of Penn Cove.

The U.S. Congress had passed the Donation Land Law on September 29, 1850. Under the provisions of this Act, 160 acres were granted to White male citizens twenty-one years of age or over who settled in Oregon Territory between December 1, 1850, and December 1, 1853. If married, their wives were entitled to a like amount, causing a rush by many single men to find eligible unmarried women. An amendment of February, 1853, extended the Act to immigrants arriving as late as December 1, 1855, and permitted claimants to patent after two years' occupancy and payment of \$1.25 per acre.

When the Donation Land Law expired in 1855, twenty-nine claims had been preempted by incoming settlers on Central Whidbey, setting the basic framework for the present Historic District. These settlers were rather well off financially, often related by marriage, and many had been friends before coming to the area.

On January 6, 1853, Samuel D. Howe, John Alexander, and John Crockett were appointed the first county commissioners; Dr. Lansdale was appointed



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Central Whidbey Island Historic District (2)

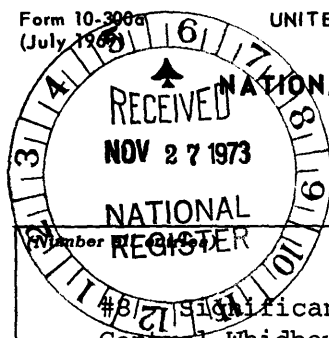
probate clerk; and Hugh Crockett was the first sheriff. The board met at John Alexander's home and the first regular business was a petition presented for building a road between Ebey's Prairie and Coveland, Dr. Lansdale's plat at the head of Penn Cove. The road was completed in April, 1853.

A number of sea captains also settled around Penn Cove at about the same time the farmers were settling on the prairies and breaking the virgin sod for cultivation. These sea captains of New England and New Brunswick had followed the China and East Indies trade, the whaling business, and more recently, the transport of men to the West Coast gold fields or carrying spars and pilings from Oregon to the market in San Francisco. The mill at Utsalady on nearby Camano Island became particularly well-known for the production of excellent spars, which were shipped as far as the East Coast and Europe. During the summer months, the prevailing winds made Penn Cove, located opposite from close-by Utsalady, an ideal harbor. Many of the sea captains, who had sailed throughout the world, were attracted by the beauty of the central Whidbey area. A number of them settled here in semi-retirement, dabbled in politics and business and had some who often later became Puget Sound pilots.

In October, 1855, news of the White River massacre, which occurred near Seattle on the mainland, reached Whidbey Island. Even though Whidbey Island's Indians were not feared, the threat of marauding Northern Indians from British Columbia and Alaska caused the settlers to erect blockhouses. Four of the blockhouses remain, three of which are on the original locations. Cannonballs have been retrieved from Crockett's Lake as evidence of the time when the U.S.S. Decatur patrolled the Sound, lobbing shot to impress rather than hit the Indians.

The local Indians remained quiet, but the Haidahs from the Queen Charlotte Islands, located far to the north of Vancouver Island, became bolder. They often landed on the outer beaches of Whidbey Island, killed livestock, and ransacked houses. Some settlers left the area, and at least one moved to the eastern portion of the Island to escape these depredations. On October 20, 1856, a skirmish at Port Gamble, located to the south of Whidbey Island, between the men of the steamer U.S.S. Massachusetts and a group of Haidahs resulting in the death of twenty-seven Indians, including a chief.

Colonel Ebey, previously described as leading the first permanent settlers to Whidbey Island, had quickly become an important figure in Washington Territory. Among other accomplishments, he had been a Collector of Customs for Puget Sound, a Captain in the Washington militia, District Attorney for the Third Judicial District, and a serious contender for the Governor's Office. On August 12, 1857, a party of Haidahs landed at Ebey's

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#819 Significance

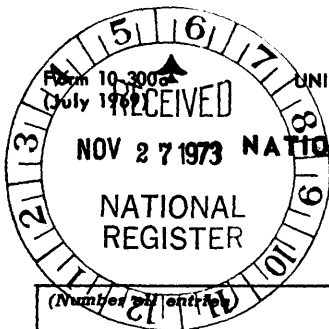
Central Whidbey Island Historic District (3)

Landing and approached Colonel Ebey who they had been told was a white "chief" or "Big Tyee". Ebey was shot and beheaded in revenge for the chief killed the year before at Port Gamble. The raiding party took Ebey's scalp to their homeland, about 500 miles to the north. Two years later, Trader Dodd, of the Hudson's Bay Company, was able to secure the scalp which was returned to the family and buried with the body in the Sunnyside Cemetery. The Washington Territorial Legislature officially thanked Trader Dodd.

After the first burst of settlers in the 1850-55 period, there was little expansion except in the growth of the town of Coupeville, founded on Captain Thomas Coupe's 320-acre claim. Captain Coupe was the only man to sail a ship through treacherous Deception Pass, at the north end of Whidbey Island, without the aid of steam power. He was once master of the U.S.S. Jeff Davis, the first revenue cutter on Puget Sound. Coupe donated land to a school district and the Methodist Church and sold several waterfront lots. In 1883, his son-in-law, Thomas Cranney, platted Coupeville and turned deeds over to the owners of already existing businesses. By 1884, Coupeville had two hardware stores, a drug store, three hotels, two saloons, a blacksmith and wagon shop, a county courthouse, a post office, a schoolhouse, about twenty-five dwellings, and a church.

John Alexander S. Robertson and Howard Bently Lovejoy were responsible for much of the development that occurred in Coupeville. For thirty-five years, Robertson, the son of Captain William Robertson, was largely responsible for the commercial growth and activity along Coupeville's front street. Robertson built, traded and leased. He owned a store, wharf, warehouse, the Glenwood Hotel, and other small commercial buildings. Lovejoy, on the other hand, a native of Whidbey Island and the son of Captain H.B. Lovejoy, built many fine homes in the area for a number of years. Erected in the Victorian style, these homes were of excellent craftsmanship and many still exist. Lovejoy later turned to steamboat building.

The boom of 1890 brought some vision of a railroad and heavy industry, but this failed to materialize and farming, logging, and shipping remained the trades of the area. An interesting sidelight of the 1890's and again during the prohibition years was smuggling. Ebey's landing, for instance, being isolated and uninhabited, was an ideal location for bringing in illegal Chinese laborers, liquor, and drugs. In 1894, a farmer accidentally found opium which he thought was mineral paint; and he painted his house with it. A local newspaper later commented, "It took only about \$3,000 to do the job, giving a fine maroon color". In the prohibition years, West Beach, near Partridge Point, was often used for smuggling in Canadian liquor.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
Washington	
COUNTY	
Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
DEC 12 1973	

#8 - Significance

Central Whidbey Island Historic District (4)

In the late 1890's, the U.S. Government built Fort Casey on Admiralty Head as part of the triangular defense system which guarded the entrance to Puget Sound. Construction of the post provided the island with its largest single employer for a number of years. Fort Casey had the first railroad on the island as well as the first electric power plant. When the big guns were fired in November, 1900, the shock waves rather unexpectedly broke windows and cracked well walls. In 1908, the fort was in full operation and ranked as the fourth largest military post in the state with a staff of ten officers and 428 men. Whatever the irritation to town elders, their daughters were delighted with the situation, and many married young soldiers. Fort Casey was used through World War II and is now a State Park.

In the 1930's, the Historic American Buildings Survey listed and recorded eighteen buildings in the Central Whidbey area. As an indication of the state of preservation in the District, fifteen still exist: Alexander Blockhouse, Crockett Blockhouse, Ebey Blockhouse, Davis Blockhouse, Captain Thomas Coupe House, Jacob Ebey House, Major Granville O. Haller House, Captain James Henry Swift House, John Robertson House, Masonic Hall, Ferry House, John Kineth House, Charles Terry House, I.B. Power House, and County Court House.

In August, 1935, Whidbey Island was finally connected to the mainland by the newly completed Deception Pass Bridge, thus ending Whidbey's isolation.

The Central Whidbey Island Historic District possesses a rare combination of historical and architectural significance. Few areas of such importance have retained so much of so many different aspects of the past. The development of this rural community in Central Whidbey -- and it is very much a community in both a visual and a social sense -- in the 19th Century established a pattern which has remained unbroken to the present time.

It presents the physical evidence of an early, active settlement, whose residents became closely tied to the land. Today, their descendants have inherited those same feelings. It is an excellent example of a rural town with an intimate relationship with the surrounding farmland while still retaining a strong tie with wartime activities. Isolated from mainland expansion for many years, the District is still largely intact and unaltered. It presents a capsulized version of the major activities and architectural styles of much of the Puget Sound region in the late 1800's, well preserved because of a locally stabilized economy and growth pattern. It is an admirable demonstration of an unusually large District of unusually high quality.

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Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



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Central Whidbey Island Historic District: May 1980 Addendum

In July 1979 a significant building, the Sergeant Clark House, was moved from its original location in the Central Whidbey Island Historic District to a new site, which is also in the district.

The Clark House, though not discussed previously in the nomination of the district, was of primary importance to the historic character of the area and was recognized as such in local records. Built in 1892 by Thomas N. Richards, the house soon passed to the mortgage holder. It was bought in 1908 by Sergeant Thomas Clark, a soldier stationed at nearby Fort Casey. Clark retired from the service and lived in the house until his death in 1930. Until 1941, the house was occupied by members of the Clark family, some of whom achieved important positions in county government. A son was a county engineer and a grandson, the county sheriff. In 1947 ownership of the house passed to Fred Burchell, who lived in one of the rooms on the lower floor until his death in 1969. The house has not been occupied since and, until recently, was deteriorating rapidly from neglect and vandalism.

The previous owners, operators of a dairy farm, did not desire to restore the house or to sell to somebody who would. They agreed, however, to sell the house for removal from their land. The present owners bought it under these conditions and moved it to its new site in July 1979.

The original location of the Clark House was near the southwest corner of Fort Casey Road and Old State Highway. To the south is a large frame house of historic character. To the west are two badly deteriorated out-buildings and, beyond them, the verdant fields of the Engle Dairy Farm. Another historic house, the Nuttal Home, is located to the north, on the other side of Fort Casey Road.

The new location, 310 South Main, is to the northwest of the old, across more grassy pasture land. It is visible from the original site and from the Nuttal Home. To the south is a large dark-stained bungalow. Across Main Street is a small Cape Cod cottage and a large turn-of-the-century house. The latter, though it has fairly recent composition siding, retains its original massing and detailing.

The west facade of the Clark House is visible through dense woods from Main Street. The trees extend only about fifty feet from the road, however, and the east facade looks out over open fields. The other facades are obscured from general view by the woods. The house, which has two stories and an attic, is basically rectangular with an intersecting side wing extending to the west. The main part of the house

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Continuation sheet

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Central Whidbey Island Historic District: May 1980 Addendum (continued)

has a gabled hip roof, while the wing has a plain gable. This design gives the house a balanced, symmetrical roof line from both the front and back. A spacious porch and upstairs verandah extend from the wing across the rest of the west facade. In the rear, there is a one story extension. The roof is new wood shingles which faithfully replicate the roofing in historic photographs. Except for fishscale shingles above the window level, bevelled siding is used throughout. Fenestration is generally two-over-two double-hung wood sash, though many of the windows are temporarily in storage. Small triangular windows in the gable and gablet light the attic and echo the roof line. On the first floor are a living room, a parlor, a dining room, a kitchen, a bathroom, and a service porch. A central stairway leads to three upstairs bedrooms. All the rooms have high ceilings and generous dimensions. The walls are lath and plaster, which is badly deteriorated, especially on the second floor where rain has caused considerable damage.

Before the house was moved, the new owners brought the matter before the local Historic Review Board. This group concluded that the plan to move the house to a nearby site was the best available option for preserving the structure. This conclusion was based on the lack of interest in the house on the part of the dairy farmers and on a number of other facts. Without attention, the house would soon deteriorate beyond saving. Also, the proposed site was the nearest available one and is easily visible from the original location of the house. The new location would "balance" with the Chauncey House, which is located across Main Street from the new site. Finally, the historic significance of the house derives from its architectural attributes, rather than from any associations with its original site.

A map showing the old and new locations is provided on the following page.

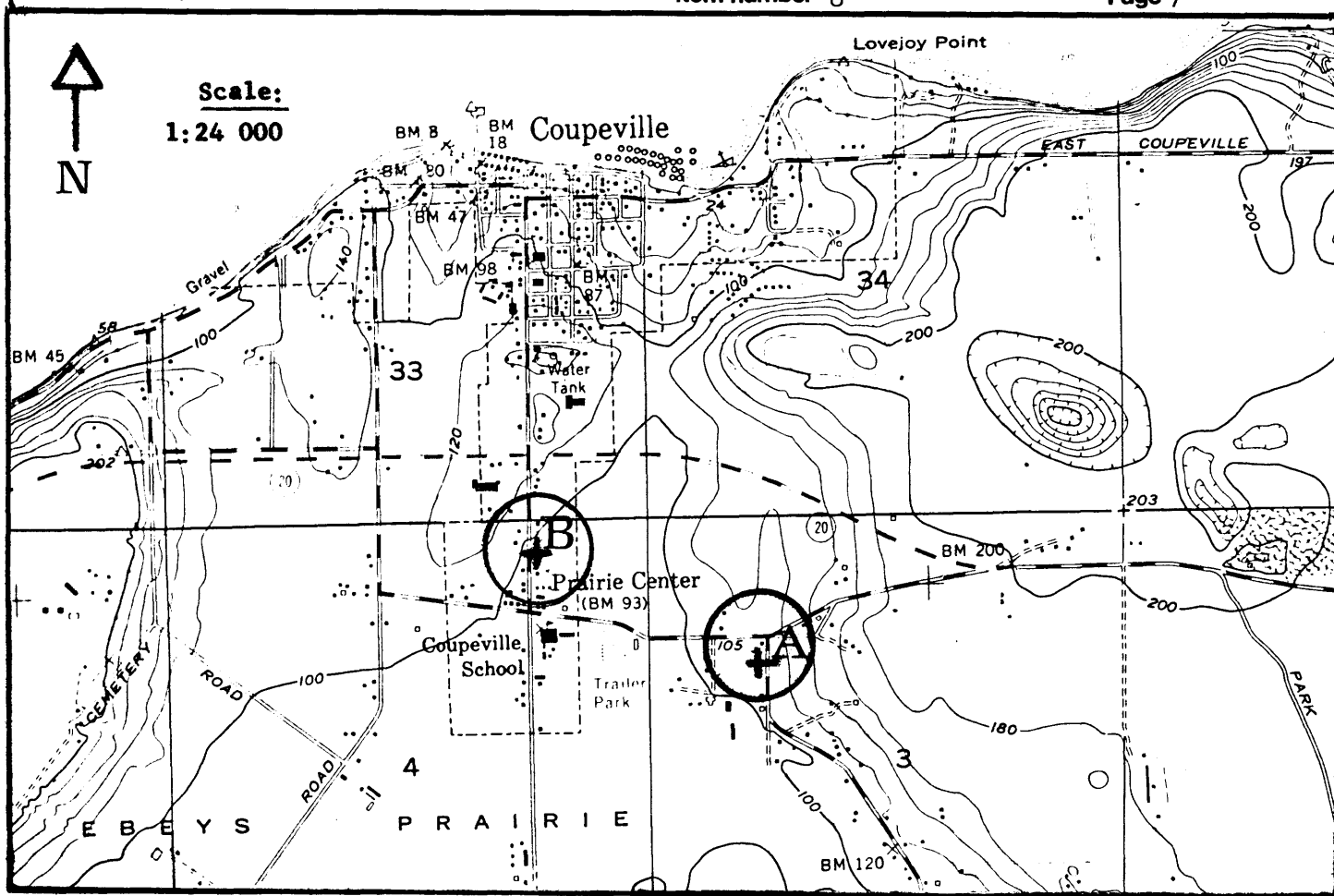
United States Department of the Interior
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Inventory—Nomination Form

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(A) Old Location (B) New Location

OLD AND NEW LOCATIONS OF THE SERGEANT CLARK
HOUSE WITHIN THE CENTRAL WHIDBEY ISLAND
HISTORIC DISTRICT

Area Covered by Larger Map

Boundary of Historic District ---

May 1980

WASHINGTON STATE OFFICE OF ARCHAEOLOGY
AND HISTORIC PRESERVATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

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Central Whidbey Island Historic District: May 1980 Addendum (continued)

This form was prepared by J. H. Vandermeer, Historian
Office of Archaeology and Historic Preservation
111 West Twenty-First Avenue KL-11
Olympia, Washington 98504

(206) 753-9685

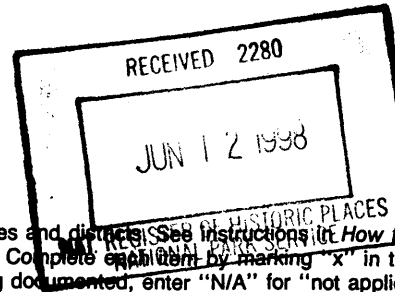
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby certify that the Clark House in its new location has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service and that the historic significance of the new location is not adversely affected by the move. I request that the Clark House be considered as an historic property of primary importance within the already-established Central Whidbey Island Historic District.

Joanne M. Welch
State Historic Preservation Officer

5-30-80
(Date)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions (How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Central Whidbey Island Historic District (amendment)

other names/site number Ebey's Landing National Historical Reserve

2. Location

street & number Central Whidbey Island ☐ not for publication

city or town Coupeville vicinity ☒ vicinity

state Washington code WA county Island code 029 zip code 98239

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☒ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Ronald M. Greenberg
Signature of certifying official/Title
National Park Service

6-12-98
Date

State of Federal agency and bureau

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

William ACTING SHPO
Signature of certifying official/Title

3.4.98
Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☒ other, (explain):

Additional Documentation Accepted

[Signature]
Signature of the Keeper

7-7-98
Date of Action

Edson H. Beall

Central Whidbey Island Historic District
Name of Property

Island/Washington
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☒ public-local
☒ public-State
☒ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing
103	buildings
6	sites
286	structures
1	objects
396	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

79

6. Function or Use

Historic Functions
(Enter categories from instructions)

See attached sheets

Current Functions
(Enter categories from instructions)

See attached sheets

7. Description

Architectural Classification
(Enter categories from instructions)

See attached sheets

Materials
(Enter categories from instructions)

foundation concrete; brick; stone
walls wood; asphalt; asbestos; stucco;
concrete
roof asphalt; synthetics; wood; metal; stone
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See attached sheets

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history:

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture; Architecture; Commerce;
Recreation/Tourism; Ethnic Heritage;
Exploration/Settlement; Education;
Religion; Military; Politics and Gov't

Period of Significance

1300 - 1945

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Captain George Vancouver; Master Joseph
Whidbey; Ebey Family; Captain Coupe; Judge
Still

Cultural Affiliation

Salish tribe

Architect/Builder

Lovejoy

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See attached sheets

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☒ recorded by Historic American Buildings Survey
WA-104, WA-97, WA-39-W-8,13,16,19,11
- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☒ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Central Whidbey Island Historic District
Name of Property

Island/Washington
County and State

10. Geographical Data

Acreage of Property 17,400 acres (includes Penn Cove)

UTM References

(Place additional UTM references on a continuation sheet.)

1

--	--	--	--	--	--	--	--	--	--

 Zone Easting Northing

2

--	--	--	--	--	--	--	--	--	--

3

--	--	--	--	--	--	--	--	--	--

 Zone Easting Northing

4

--	--	--	--	--	--	--	--	--	--

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See attached sheets

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See attached sheets

11. Form Prepared By

name/title Cathy Gilbert/Historical Landscape Architect; Gretchen Luxenberg/Historian

organization National Park Service date December 1997

street & number 909 First Avenue telephone 206-220-4138

city or town Seattle state WA zip code 98104-1060

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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FUNCTION OR USE

Historic Functions:

Domestic/Single Dwelling: secondary structure; institutional housing
Commerce/Trade: Specialty store; restaurant; warehouse
Social/meeting hall; civic
Government/city hall; courthouse
Education/school
Religion/religious facility; church-related residence
Funerary/cemetery; graves/burials
Recreation and Culture/ monument/marker
Agriculture/Subsistence; storage; agricultural field; agricultural outbuilding
Health Care/resort
Defense/fortification; military facility
Landscape/water-related; rail-related
Transportation/water-related; rail-related

Current Functions:

Domestic/Single Dwelling; multiple dwelling; secondary structure; institutional housing; hotel
Commerce/Trade/business; professional; organizational; financial institution; specialty store; restaurant; warehouse
Social/meeting hall; civic
Government/city hall; correctional facility; fire station; government office; post office; public works; courthouse
Education/school; library
Religion/religious facility; church-related residence
Funerary/cemetery; graves/burials
Recreation and Culture/museum; sports facility; outdoor recreation; monument/marker
Agriculture/Subsistence; storage; agricultural field; animal facility; agricultural building
Industry/Processing/Extraction; extractive facility; communications facility; industrial storage
Health Care/hospital; clinic; sanitarium; medical business/office; resort

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Landscape/forest; unoccupied land; natural feature; conservation area
Transportation/air-related; water-related
Work in Progress

United States Department of the Interior
National Park Service

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Section number 7 Page 3

DESCRIPTION

Introduction

Ebey's Landing National Historical Reserve (the Reserve) is comprised of 17,400 acres of natural and cultural features that reflect human use and occupation of the landscape over several generations. Historic land use patterns, the mix of farm and forest, coastal shorelines and historic town of Coupeville all contribute to defining the cultural character of a nineteenth century rural community with an unbroken record of use up to the present.

The Reserve is located in the central portion of Whidbey Island, one of over 170 individual islands comprising the San Juan archipelago in the Strait of Juan de Fuca, in Washington State. The island is irregular in shape with natural prairies, high bluffs and rugged beaches, protected coves, rolling hills, and forests dotting its 40 mile length. The boundaries of the Reserve coincide with those established in the 1973 nomination of the Central Whidbey Island Historic District to the National Register of Historic Places. The 1973 nomination focused primarily on the architectural resources which are notable as one of the largest intact collections of 19th century residential and commercial structures in rural Washington State. This documentation supplements and amends that nomination to fully reflect the resources of the Reserve, including a number of significant twentieth century structures. This amendment also takes into account key cultural landscape components and characteristics such as historic land use patterns, circulation systems, landscape organization, vegetation, and farm complexes that illustrate functional and cultural relationships through several generations.

A. PHYSICAL DEVELOPMENT

The physical landscape of central Whidbey Island has been shaped by both natural and cultural forces for over 25,000 years. The land began to emerge as the Vashon Glacier, which covered the entire land mass between the Cascade and Olympic Mountains, began withdrawing 13,000 years ago. The landforms, soils and shorelines that characterize the island landscape are the residue of the glacial moraine depositing sand, gravel, and other materials over thousands of years. Deposits of glacial till and uplift were left on scattered uplands, and along the shorelines. In some areas melting ice from the glacier formed large lakes and shallow lagoons. Over time, small depressions of water filled with organic matter and became bogs and marshes. Approximately 10,000 years ago, sediments and organic matter began settling in the lakes, eventually forming rich and fertile prairies throughout central Whidbey Island. (White, 3-13, and Wessen, 4-19)

The earliest forest of central Whidbey were largely comprised of lodgepole pine with scattered red alder and white pine. Over thousands of years changing climate and ecological processes replaced pine tree communities with douglas fir, spruce, ash, alder and maple. The

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island forests were extensive, influencing soils, microclimates, and eventually the use of the landscape by early inhabitants. (White, 78)

Five hundred years before Anglo-american settlement of central Whidbey, the Salish people use the inland waters and shorelines of the island for seasonal villages. Primarily hunters and gathers, evidence suggests they routinely used the prairies for hunting and cultivating carrot, potato, wild lily, and nettle. The first settlement by whites was in 1850 when several families took donation land claims on the open prairies of central Whidbey. The town of Coupeville was established on Penn Cove in 1881, and slowly the rural community stabilized with a market economy. The military also used the island, beginning at the turn of the century, establishing Fort Casey near Admiralty Head. The island became a destination for tourists with the construction of resorts and vacation homes sited to take advantage of spectacular views to the Cascade Mountains and Penn Cove beginning around the turn of the century. Additional development pressure by the 1970s eventually lead local citizens to lobby Congress to designate the central Whidbey area as a National Historical Reserve in 1978.

The contemporary landscape of the Reserve is the result of dynamic processes over the last several millennia. Human use and adaptation to the land has created a unique physical relationship between the built and natural environment that is reflected in the patterns of use present on the Reserve today. While the landscape of the Reserve can be viewed as a single whole, there are areas within the Reserve that have a distinct character. These areas are defined by a concentration of resources, physiographic qualities, and historic land use patterns and relationships. There are ten character areas in the Reserve representing four primary landforms and the town of Coupeville.

Prairies

Three large natural prairies--Ebey's Prairie, Crockett Prairie, and Smith Prairie--cover over 5,000 acres or 42% of the Reserve. All three are defined by major ridges which funnel the land into gentle sweeps of rich farmland. The prairie soils are a particularly valuable resource on the Reserve. In all of Island County only 5% of the soils are class II soils (productive agriculture), and of that, 50% of those soils are found in the Reserve. Approximately one-third of the prairie lands are in market crops such as squash, corn, and various seed crops. Primary landscape features within the prairies include historic farm complexes, roads, fences, hedgerows, and land use patterns and relationships that date from the period of early white settlement.

As early as 1300, the Salish people were using the prairies for subsistence agriculture. These groups routinely burned the prairies to enhance the production of plants and provide food for game. Documentation also indicates that the Salish actively cultivated camas, lily, wild carrots, and potatoes on Ebey's Prairie. When the prairies were settled by white settlers between 1850 and 1855, the land was cultivated, fences built, pastures established, and a variety of structures erected to support the economic viability of a growing community.

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Many of the land use patterns and landscape features that historically characterized the prairies remain today including farm complexes, historic roads, field patterns, hedgerows, and fencelines. In addition to these resource, Crockett Lake, a salt water marsh on the south edge of Crockett Prairie has high ecological value and provides habitat to a variety of birds and small mammals. The structural remnants of the historic military bridge (ca. 1900) across the lake is also evident. In many ways the prairies are the heart of the Reserve constituting not only a cohesive scenic area, but an area rich in the resources that explain human use and occupation of the landscape.

Of the three prairies, Ebey's Prairie and Crockett Prairie are the most fertile and still support agricultural use. Only a portion of Smith Prairie is within the boundaries of the Reserve, and of this area, only a small amount of the land is in agricultural use. The remaining portions of Smith Prairie support grasslands, a tree farm, a state game farm, and the Coupeville outlying-landing field (OLF).

Uplands

The upland areas are undulating and gently rolling hills that sweep up from the shorelines on either side of the island. There are two upland areas in the Reserve: the San de Fuca Uplands in the north, and the Fort Casey Uplands in the south separating Ebey's and Crockett prairies. The uplands were the first lands settled after the prairies were claimed. Between 1850 and 1855 ten donation land claims were made in the San de Fuca Uplands, and five were filed on land in the Fort Casey Uplands. Although good lands existed in these areas, the soils were not as fertile as the prairies and after years of cultivation, many settlers were forced to turn their lands into less intensive agricultural crops and pasture land. In addition, because the lands were densely wooded in some areas, the uplands were sparsely settled with scattered farms and residences carved out of woodland stands. Many of the Reserve's historic roads run through the uplands as early circulation systems followed property lines and major landforms. Fort Casey State Park, located on Admiralty Head on the southern tip of the Fort Casey Uplands, contains the lighthouse, parade ground, gun emplacements, and other structural features from the Fort Casey Military Reservation (1897), as well as the historic wharf on the east side of the head, near Crockett Lake. Today this wharf area serves as the dock for the Washington State ferry running between Whidbey Island and Port Townsend on the Olympic Peninsula. While this area of the uplands is protected, development pressure has started to impact other areas of the uplands with the addition of individual residences and subdivisions in concentrated development zones. This is the case in the San de Fuca Uplands. In spite of these changes the upland areas of the Reserve retain a pastoral quality, with a number of agricultural areas, historic structures, woodlands, woodlots, and landscape features from the period of early settlement.

Woodlands

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National Park Service

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Two densely wooded areas on the Reserve cover just over 4,500 acres. The East Woodlands divide Crockett and Smith prairies along a ridgeline. The West Woodlands fill the narrow neck of the Reserve between Ebey's Prairie and the San de Fuca Uplands. Both forests are second and third growth Douglas fir-western red cedar forests with some alder, salal, and rhododendron understory. The interior portion of the West Woodlands is remote and isolated with few roads and access points. Large glacial kettles (or depressions) over 200 feet deep are found in the West Woodlands, punctuating an area rich in geologic history. Lake Pondilla fills one such kettle. With the exception of Fort Ebey State Park on the coastal edge of the West Woodlands the area remains relatively undeveloped. Fort Ebey State Park contains the gun batteries and bunkers from the Fort Ebey Military Reservation (WW II), as well as contemporary picnic areas and camp sites.

The woodlands on the east side of the Reserve are more open and, as a result, more developed. Rhododendron State Park is located in the middle of the East Woodlands, and a number of individual residences are sited within the forest.

In addition to the east and west woodlands, smaller woodlands and woodlots are character-defining landscape features in the upland areas, defining pasture lands and creating visual boundaries where topography or land use changes within a property. Forests also ring the shorelines of Penn Cove, comprised primarily of Douglas fir and madrona trees on the rocky soils and outcrops. Historically, the Salish people used the forests of Central Whidbey sparingly, burning the edges to enhance habitat for game, and harvesting individual trees for canoes. The majority of the original forests in central Whidbey were harvested by the early settlers for lumber and market crops over a number of years, beginning in the 1870s. In the 1880s, government land surveyors listed the composition of the forest by the John Kineth claim near Penn Cove as hemlock, cedar, vine maple, willow, salal, ferns and briars in the understory. Present day plant communities and associations are very similar.

During the construction of Fort Casey, the military harvested the remaining forests adjacent to the fort and by the turn of the century all the old growth forests were gone. The pattern and composition of the forests remaining on the Reserve provide a valuable natural resource in the composite cultural landscape of the Reserve. Woodlots in the upland areas, and the forest communities around Penn Cove define these landscape areas.

Shorelines

Two distinct and dramatic shorelines outline the perimeter of the Reserve: the Coastal Strip on the west, and Penn Cove on the east, extending into the central land mass of the Reserve. The west shore of the Reserve, along Admiralty Inlet, is an eight-mile strip of narrow sand and stone beaches that give way to dramatic bluffs and ravines. Elevations range from sea level to just over 200 feet. Many of the bluffs are sparsely vegetated, relatively unstable with an average slope of 15%, and in a constant state of erosion and accretion. Historically the coastal area of central Whidbey was a primary access point to the interior

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portions of the island. The landing for which the Reserve is named, is located on the western shore of the Coastal Strip where the land dips before climbing to Ebey's Prairie. From this point travellers and settlers made their way to the Ferry House sited on the edge of the prairie. The other major landscape feature in the Coastal Strip is Perego's Lake, located along the base of a large bluff between the landing and Fort Ebey State Park. The lake is highly-saline and brackish, supporting a variety of bird species.

The other major shoreline on the Reserve is Penn Cove. A more sheltered area, Penn Cove covers 4,300 surface acres of water and ten miles of shoreline. The shoreline varies between low beach front at Monroe's Landing, to uplifted banks near Coupeville. Along the west edge of the cove, the low lands fill out into lagoons providing habitats for waterfowl and migratory birds. Small beach cottages are sited along the protected shorelines with seasonal and permanent residences concentrated at Good Beach and Snakelum Point.

The safe inland waters of Penn Cove were historically used by the Salish people for fishing, and the shorelines were used as suitable locations for seasonal winter villages. Three winter villages were known to exist in Penn Cove, one on the north shore at Monroe's Landing, and two on the south shore, at Long Point and at Snakelum Point. The first trading post on the entire island was located on the shores of Penn Cove on Captain Barstow's claim at Coveland. An overland road was built in 1853 linking the cove with Ebey's Prairie following portions of what is now Madrona Way. Nearby, and associated with the period of early settlement, the county seat was established at Coveland where it remained until Coupeville became the primary service area for the region in 1883. Also in the vicinity of Coveland a small resort community evolved at the turn of the century. The Captain Whidbey Inn (1901) was built during this time, and along with several small cabins established tourism and recreational use of the area.

The value of Penn Cove as a harbor was recognized by the early settlers as the key to the development of a market economy and establishment of a stable community on Central Whidbey. Coupeville, on the south shore of Penn Cove, became the focus for early commerce and trade, and the large wharf in a protected harbor became the key for moving goods and crops to outside markets. While these activities and land use functions have changed, a number of historic features and remnants remain today. Seventeen significant and contributing structures remain on the shores of Penn Cove, and along with the thirty-four known archeological sites, Penn Cove remains a valuable cultural and natural element of the Reserve.

Coupeville

The town of Coupeville is the commercial and governmental center of the Reserve occupying 740 acres of land stretching from Penn Cove across Highway 20 into Ebey's Prairie. First developing along Front Street on the waterfront of Penn Cove, the town has a strong cohesive character. This is due in part to the number of false front commercial

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buildings along Front Street and the close proximity of the neighborhoods. Coupeville grew largely in response to the growing needs of the developing community. Based on the original claim of Thomas Coupe, the town was platted in 1883, and provided a number of basic services including a drug store, hardware store, blacksmith shop, and a number of civic buildings including churches, a post office, and jail.

Prairie Center developed at the turn of the century, and although it never competed with Front Street in terms of services, it did develop services that helped pull the development of the town to the south. In more recent years, the linear area along Main Street became the primary entry to the historic waterfront when Highway 20 replaced the old entry road along Penn Cove. The residential neighborhoods surrounding these areas contain a significant number of historic residences (including the oldest house on the Reserve), many of which retain qualities from the original site design including large undivided lots, remnant orchards, gates, walls, walks, and grounds that denote early patterns and stylistic trends. In Coupeville alone there are 106 historic buildings proposed for listing in the National Register (some of which were listed in the 1973 nomination) and a number of associated landscape features, structures, and circulation patterns that contribute to the district. Although some areas of the town have changed due to infill and new development, these developments have largely occurred within the framework of the historic street grid and the overall character of a nineteenth century townscape.

B. CULTURAL LANDSCAPE CHARACTERISTICS

PATTERNS OF SPATIAL ORGANIZATION

Spatially, the Reserve is organized by four major natural landforms including prairies, uplands, wooded ridges, and shorelines. These landforms historically provided a strong physiographic framework in which the early settlement of central Whidbey occurred, and structured development of the landscape into ten distinct character areas. The two shorelines that define the edges of the Reserve are strong linear boundaries on the east and west sides of the island and historically influenced the development of transportation systems, access for trade, and the movement of goods. Equally significant are the two major ridges on the reserve which influenced early land use and development of the landscape by physically channeling settlement onto the more accessible, open prairie lands. On these prairies, rich soils and favorable climate lead to the establishment of several donation land claims in the early 1850s. Many of the original donation land claims taken in the prairies are still discernable on the land, defined by old roads, fence lines and field patterns. Historically, farmsteads were clustered along early roads which tended to follow property lines and natural landforms such as ridges. Eight of these farm clusters are in Ebey's Prairie, sited along Ebey's Landing Road, and Engle Road.

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All services and market-related functions were concentrated in the town of Coupeville, along the south shore of Penn Cove. Platted in 1883, Coupeville became the county seat for Island County and until roads improved linking outlying communities with central Whidbey, Coupeville functioned as the main governmental district for the surrounding communities and the node for transporting farmer's crops to market.

To a large degree these historic trends and large-scale landscape patterns and organization are very evident throughout the Reserve today. Primary services remain concentrated within the city limits, and tourism and government provides the main market economy for the community. Development pressure remains significant in the Reserve, especially around Penn Cove, in the open prairies, and along the ridgelines where views are expansive. New development in the prairies is somewhat limited to subdivision of relatively large residential properties, largely due to the high value of the land for agriculture, and some protection by scenic easements. In spite of these influences, historic patterns of settlement and organization is still evident in the landscape. This is especially true in the prairies where original donation land claims for the late 19th century are still visible in the patterns of fields, roads, fencelines, and hedgerows following historic property lines.

RESPONSE TO THE NATURAL ENVIRONMENT

Historically, virtually all land use activities, circulation systems, and structures throughout the Reserve tie directly to the presence of several dominant landforms and natural resources found in central Whidbey Island. Perhaps most evident is the strong correlation between historic land use and current agricultural capability of the soils in the Reserve. Two large areas of extremely rich fertile soils are located in Ebey's and Crockett prairies. In addition to this prime resource, the majority of other areas in the Reserve are dominated by a variety of soils which as a group, are suitable for agriculture with proper management. In some areas of the uplands, where soils were naturally more shallow and less fertile than the prairie soils, farmers cleared woodlots for pasture and less intensive feed crops. These patterns of use, based on the physical properties of the soil, are still evident today throughout the Fort Casey Uplands and portions of the San De Fuca Uplands, where farms are smaller, and woodlots frame developments into pockets of cleared land.

In a similar response to natural features, the historic town of Coupeville was built on the inland waters of Penn Cove in part because that location was critical for providing access to ships carrying farmers' goods to outside markets.

Natural vegetation also impacted the ability of settlers to work their claims. In addition to the forests which generally restricted any development on the ridges prior to 1870, three salt marsh areas--Crockett Lake, Perego's Lake and Grasser's Lagoon--also restricted development. All three areas, however, have been subject to a variety of cultural impacts including grazing, cultivation, and recreation which, over the years, has altered native plant communities. These marshes are extant today and are valuable resources in the Reserve,

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providing wildlife habitat, and opportunities for passive recreation.

In addition to land use, natural features strongly influenced the establishment of circulation networks. For example, the general alignment for most of Fort Casey Road was in place by 1859 following the east toe of the ridge dividing Ebey's and Crockett prairies. The road was extended ca. 1899 when the military required an access to Coupeville. Engle Road, which followed the west toe of the same ridge, was also extended into Prairie Center, eventually following John Alexander's claim into Coupeville. The road linking the early settlement of Coveland and Coupeville (1853) also appears to have been built and aligned in response to the more open shoreline of Penn Cove (rather than tracking through the thick forests surrounding it).

Today, the historical influence of natural systems and features on the built environment is clearly evident in the physical landscape of the Reserve. The early siting of primary roads in relation to landforms, the ways in which land was, and continues to be used, based on the viability of class I agricultural soils, and type and character of building materials used throughout the Reserve reflect a distinctive interrelationship between humans and the natural environment. Perhaps most significant is the historical influence of large-scale landforms such as ridges and prairies, in determining early settlement patterns that remain intact today, and give the Reserve its distinctive cultural landscape character.

LAND USE CATEGORIES AND ACTIVITIES

Although evidence suggests that several groups may have used the inland waters and shorelines of central Whidbey Island, by 1300 the Salish Indians were among the dominant people influencing the ecology of the area. The Salish were primarily fishermen, hunters and gatherers using the natural resources and rich environment of the island for subsistence. Their occupation of the area was characterized by the establishment of a winter village site-which included a variety of activities-and the development of smaller, more temporal seasonal sites designed to maximize mobility in the gathering of seasonal resources. (Wessen, 17-18, and White, 14-34) The Salish also used fire to burn the prairies as a means to increase the production of some plants (nettle and bracken fern) and to invigorate the vegetation for game animals grazing on the edges of the forest. Documentation also suggests that some plants were actively cultivated by the Salish including camas, lily, and wild carrot (White, 21-22). By the time white pioneers began settling central Whidbey Island, the ecology of the prairies and larger landscape context of the area had been significantly altered. What appeared "natural" to these settlers was more realistically a landscape reflecting the impact from several generations of cultural adaptation and manipulation of the landscape.

Isaac Ebey filed the first donation land claim on central Whidbey in 1850. Located in the heart of a large sweeping prairie, Ebey's claim was followed by four more claims in the same area. Shortly afterward, the Crocketts, the Terrys, the Kineths, and the Smiths made claims in the remaining open prairies, while fifteen other families settled on the uplands to the

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north. By 1855, all the open lands in central Whidbey had been claimed, and for the next several generations agricultural practices and the infrastructure associated with it would set the physical and ecological patterns on the prairies forever. Farms were built and the large open prairies were fenced to define more discrete land uses. Within this system, cultivated lands were maintained within the fence, and grazing occurred outside. Livestock was allowed to graze over the prairie and found ample feed along the rich marshy edges of the wetland areas at the edges of Crockett Prairie and in the San de Fuca Uplands. Over time these fragile landscapes became too impacted to sustain the use. While some farmers grew timothy for feed crop, the number of farmers pasturing livestock on the prairies dropped quickly. Crops grown by the early settlers included corn, potatoes, eggplant, oats, wheat, and tomatoes. Some crops were more successful than others, due to growing conditions, climate, and viable markets. By 1900, farmers on the prairie were relying on staple crops and limited grazing to strike the balance between ecological sustainability and economic stability. Agricultural use in the uplands followed a similar pattern but because the soils were not as fertile as the prairies, more area was used for pasture land and associated ranching operations. On both the prairies and the uplands, lands were rented to those settlers and farmers who chose not to take claims in woodlands or farm on less desirable lands.

In response to natural resources, economic conditions, and community development, land use in the Reserve today reflects the evolution of activities and land uses through many generations. These land use patterns provide the functional and physical framework for understanding the cultural value of the landscape. Primary land uses in the Reserve include: agricultural use of the prairies, concentration of residential, government, service, and commercial development in the town limits of Coupeville, the conservation of natural areas and systems (e.g. the forests, woodlands, wetlands, lakes, and parklands), and the recreational use of the shorelines and beaches along the coast and Penn Cove. While new development is occurring and land uses are changing in specific areas, these broad land use systems mirror historic patterns, and reflect a continuity of use based on the need of a growing community and the qualities of the natural resources found in the Reserve. This is particularly evident in the consistent long-term agricultural use of the prairies and the stability of Coupeville.

Cultivated fields, pastures, woodlands, and open spaces comprise nearly 90% of the landscape of the Reserve. Agriculture remains viable largely because of rich soils, low rainfall, and relatively warm temperatures. There are 48 working farms on the reserve ranging in size from five to seven hundred acres. Altogether these farms cover approximately 6,000 acres of agricultural land and of the 6,000 acres, 3,500 is in cropland.(Comprehensive Plan, 25)

Land leasing, a practice similar to historic farming practices where farm land is worked by non-owners, is still practiced in the Reserve. In some cases, several generations of a single family continue in the farming community despite the relative difficulty of small-scale farming and competitive markets.

Commercial and service-related land uses in the Reserve are concentrated in the

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historic town of Coupeville. Established as the count seat in 1881, Coupeville includes 740 acres of land or about 5% of the land comprising the Reserve. There are three main districts within the town of Coupeville. Front Street is the oldest with many false-front commercial buildings dating from the period of early settlement and community stabilization. While several of these buildings have been renovated and converted to specialty shops for the growing number of tourists, Front Street retains a distinctive and cohesive character strongly tied to the early 19th century development of the town. Services are also available in Prairie Center, at the south end of the town. Prairie Center grew in response to the needs of military personnel during the establishment and operations at Fort Casey beginning in 1897. Pat's Place, built in 1905 in the heart of Prairie Center, served as a meeting/gathering place and continues in much the same capacity today as the Tyee.

A number of county offices, civic and government buildings are also located in Coupeville. Concentrated along Main Street, these structures serve to link the historic county seat of the island with towns throughout Island County.

Within the Reserve, residential development is concentrated in the town of Coupeville, extending east and west from Main Street. These areas contain many of the oldest houses in the Reserve, many of which remain on large oversized lots with orchards and associated outbuildings. Additional concentrations of residential development occur in the Reserve in the form of subdivisions located in the East Woodlands, and the San De Fuca Uplands.

There are two state parks in the Reserve, one county park, a state game farm, and several miles of beaches that provide a variety of recreational opportunities largely concentrated on the shorelines. Altogether parks and natural areas account for approximately 10% of the land comprising the Reserve. Fort Casey and Fort Ebey State parks contain significant remnants from the military use and occupation of the island dating from the turn of the century.

Recreational use of shorelines and activities associated with tourism dating from the turn of the century, also continue today. Seasonal homes and resorts, like the Captain Whidbey Inn on Penn Cove, and recreational activities including boating, hiking, beachcombing, and picnicking on the beaches remain a dominant type of land use.

During initial settlement forest lands on the ridges above the prairies were ignored by many farmers too busy tending crops and cultivating their lands. For some individuals however, the forests were a ready cash crop, and by 1850, small portions of the forests along Penn Cove and above the prairies were being logged to provide piles and squared timbers for outside markets. These early efforts had only a minimal impact on the forests as a whole primarily because it took so much effort to harvest even one tree. Documentation indicates that when Thomas Cranney began removing trees in 1855, it took two to three days to cut one spar and haul it to tidewater. Farmers working with few oxen and less help probably took even longer. Even when Thomas Cranney was operating at a peak production he could clear no more than an acre a month. (White, 81). By the 1880s only two mill companies--Puget Mills with over 10,000 acres, and Port Blakely Mill Company with approx 840 acres, still

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owned land in the county. By 1900, 50 years of logging had carved the forests of the Reserve into a patchwork of virgin timber, second growth, and burned lands. Between 1900 and 1920, most of the forests on central Whidbey had been harvested at least once, and loggers moved their operations to other parts of the county. (White, 94-95)

Historic land use patterns in the Reserve retain a high degree of integrity and are a reflection of the dominant value of agricultural lands, the recreational and natural resource values of the shorelines, and community stability in maintaining services in the town of Coupeville. Especially significant is the dominance of the agricultural landscape, and the degree to which the contemporary landscape is a tangible footprint of historic patterns and features at several scales including the location of structural complexes, the size of fields and croplands, the location, use, and character of access roads, the location and type of fences used to delineate individual fields, the types of crops grown, and the accommodation of contemporary dairy practices within existing complexes. Large-scale land use patterns that carry such a high degree of integrity to such detail is evident throughout the Reserve, and although the intensity of use, for example of recreational homes along Penn Cove, has increased, the overall historic land use patterns have remained intact.

VEGETATION RELATED TO LAND USE

As a resource, vegetation found in the Reserve can be organized into two categories: cultural vegetation--primarily associated with the agricultural landscape; and native communities, associated with the forests and beach/salt marsh vegetation along the low lakes and shorelines. The location and composition of these communities is a direct result of the impacts and influences of human settlement over centuries of land use and adaptation.

Agricultural Vegetation

Plant communities introduced or impacted by humans is a natural occurrence throughout the Reserve but is most evident in the prairies and upland pastures. From the first plow breaking the bracken fern roots on Ebey's Prairie, to the grazing of livestock, the introduction of crops, the fencing of property, the clearing of land to build homes, and a variety of land use practices related to the development of a viable market crop, the landscape of the Reserve was significantly and permanently altered between 1855 and 1900. Although the changes in themselves seem small, the new plant communities and animal population impacting the landscape were significant. Fencing property, for example, led to the development of large numbers of hedgerows throughout the Reserve. In adjacent fields these hedgerows favorably influenced micro-climate, provided wildlife habitat, worked to conserve soil moisture, and minimize soil erosion, which in turn increased soil fertility and restricted the growth of undesirable weeds. Today there are miles of hedgerows in the Reserve, many of which follow historic property lines, former fence lines, and serve as boundary demarcations.

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Primary plant associations found in hedgerows include wild rose, snowberry and salal.

In terms of other impacts, several cycles of uses and adaptation swept over the prairies as farmers sought a stable market crop. Ranching and crop production were the main focus on the prairies and uplands. These uses were interrelated both in terms vegetative cover and physical transformation of the land. For example, velvet grass was introduced as pasture feed for grazing sheep, and soon became the successional vegetative cover to timothy which the sheep routinely overgrazed. Without active replanting of the timothy, velvet grass became the main plant cover in large portions of the uplands and edges of the prairie. By 1900, the velvet grass was more than physical fact, it was in a sense a part of the ecological history of the land. To understand the land was to understand not only the plants themselves, but the cultures of the people who farmed the land, their farming techniques and tools, and the conditions of the markets they supplied. (White, 74-75) The dependence on a stable market in the early period of settlement made "good farming practices" very difficult. Farmers had to change crops annually to meet competition or find viable market crops. Changes in use within single fields from pasture land to field lots, to crop production yielded much of the mosaic landscape we see today.

This pattern of fluctuating land use based on market economy and viability of the soils is still practiced today but with a smaller degree of fluctuation in the range of agricultural uses practiced. Markets are more stable and good farming practices are the standard, geared to more long-term management of the land itself. Standard rotating crops include corn, cabbage, squash, seed crops, and a variety of feed crops such as alfalfa, and corn. The management of agricultural landscape by individual families over successive generations has lead to the patchwork of relatively small family farms.

Forests

There are no old growth forests in the Reserve but there are areas on the ridge above Ebey's Prairie, where no cutting or burning has occurred since the 1900s and mature Douglas fir, grand fir and western hemlock can be found. The primary forest cover naturally occurs along the ridges and upland areas of the Reserve, and along the shores of Penn Cove. Forest cover ranges from very dense and inaccessible to relatively small woodlots interspersed with pasture and croplands. These forest communities and woodlots create physical and visual boundaries within the district, and historically defined more distinct landscapes based on topography or use. The dense forests in the Reserve historically forced settlers onto open lands primarily because clearing such large trees required a significant amount of labor and took time away from crop production which was essential for survival.

During the 1900s, forests on Central Whidbey were heavily logged, as the market for lumber increased. Most of these enterprises took place in the West Woodlands and areas to the north, and large tracts of land on Admiralty Head were harvested by the military for the construction of Fort Casey. Several areas in the Reserve, particularly in the uplands and area

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outside of Coupeville, retain woodlots and remnant stands of forest that define land uses and delineate pasture and crop lands throughout the remaining agricultural landscape of these areas.

In addition to the coniferous forests, madrona trees along the shores of Penn Cove, create a distinctive boundary between the road and rocky shoreline. Extending the entire length of Madrona Way west from Coupeville, these trees were planted during the early part of the century and have created a micro-climate along the rocky shoreline of the cove, and are a character-defining element of the cultural landscape.

Shorelines and Wetlands

Significant salt marsh areas are located at Crockett Lake, Perego's Lake, and Grasser's Lagoon. In some cases, these areas were historically used as pasture for livestock, and more recently for passive recreation. Significant vegetation associated with the marshes include pickleweed, saltgrass, and saltbrush. Beach and associated bluff vegetation occurs primarily along the eight-mile coastal strip, and along Penn Cove. In addition to routine disturbance by winds and tides, human use over many years has impacted native plant areas, leaving a variety of non-native species. This is especially evident in the public access areas along Penn Cove and along the west shore of the Reserve, near Ebey's Landing. Primary plants associated with beach communities include orchard grass, creeping bentgrass, dune wildrye, velvet grass, yarrow, and sand verben. On the shoreline bluffs, wild rose, snowberry, bracken fern, orchard grass, pea vine, yarrow, and sea plantain are found. (Resources Management Plan)

Primary vegetation resources within the Reserve relate to use of the landscape for agricultural purposes. The prairies are a working landscape and reflect the long-term impact of historic land use practices including grazing, dairy farms and feed lots, row crops, and crop rotation. Collectively, these practices have historically and permanently altered the native plant communities in central Whidbey Island. The presence of hedgerows and the extent of them throughout the Reserve is a significant and character-defining feature of the district. Although vegetation in the Reserve has been significantly impacted by human use and occupation over several generations, there are areas where plant communities reflect native associations or composition. These areas--Crockett Lake, Perego's Lake, and Grasser's Lagoon, are significant resources for their natural qualities and cultural attributes in the context of the overall cultural landscape. In addition, the forest areas in the west and east woodlands have reestablished to approximate the pre-1900 cover, and contribute to the visual and structural integrity of the landscape at the largest scale.

CIRCULATION

The contemporary road system through the Reserve is largely based on historic routes and patterns. Although indigenous people used and travelled throughout today's Reserve,

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there is no evidence or documentation of specific routes they may have used. Early roads were aligned based on functional need, proximity to natural landforms, and property lines. The earliest road in the Reserve was laid out in 1853 between the small settlement of Coveland and Ebey's Prairie, following what is today Terry Road, Broadway and Madrona Way. The following year another road was added linking Ebey's Prairie to Snakelum Point just north of the Kineth claim, east of Coupeville. Access to the developing town of Coupeville branched off of this road in 1855. In 1861 the first petition for a road linking the Ferry House and Coupeville was filed. Although the road was not constructed until 1865, this route was heavily used by both farmers and by travellers who still reached the area via the landing along the west coast of the island. Today this road is comprised of Ebey Road, Terry Road, and Main Street. At a smaller scale, local roads also were required to link families and farms on the prairies and in 1859 two routes were set out generally following the toe of the ridge between Crockett and Ebey's prairies, connecting the Crocketts' claims, and along R.C. Hill's claim to the landing (today comprised of portions of Engle Road). Although primitive these roads linked the major points within the community for many years. Roads were also built to connect central Whidbey to other settlers and communities to the north as early as 1854. In 1866 a road from Coveland reached the town of Oak Harbor, in the same alignment of what is today Madrona Way, Penn Cove Road, Scenic Heights Road, and Monroe's Landing Road. In addition to these early roads, twelve additional roads were constructed by 1899, providing the framework for circulation through central Whidbey that remains intact and actively used today by the community.

Current access to the Reserve is off of Highway 20 which runs the length of the island from north to south. Main Street which crosses the highway connects Prairie Center to the core area of Coupeville and is the primary entry to the town and the historic commercial area along Front Street. Coupeville was platted on the Thomas Coupe and Alexander Donation Land claims. The historic grid of the town focussed on a linear area along the waterfront, and along a relatively narrow corridor, south toward the prairies. From the town of Coupeville, roads through the Reserve largely retain their historic alignments and attributes. All of these roads are relatively narrow, two-lane paved roads, with limited shoulders and are rural in character.

Roads as a system of movement through the landscape were among the first structural elements to be built by the early white settlers. Following property lines or natural features, seven of the Reserve's primary roads were in place by 1870, linking the settlers with the developing town, the new County Seat, markets for goods on Penn Cove, and each other. Within a few years, additional roads were added as the upland areas were settled and Fort Casey was constructed on the south end of the island. In some cases, these new roads incorporated, improved, and extended the early roads, and in other cases, they provided access to newly developed areas. By 1899, this system of roads was in place, and continue to function as the primary circulation network through the landscape.

Individual roads that contribute to the district include:

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* (All roads are listed using contemporary names)

Fort Casey Road
Engle Road
Wanamaker Road
Keystone Road
Patmore Road
Parker Road
Front Street
Main Street
Ebey Road
Terry Road (includes Broadway north of Hwy. 20)
Sherman Road
Cemetery Road
Cook Road
Madrona Way
Libby Road
Zylstra Road
Penn Cove Road
Monroe's Landing Road
Scenic Heights Road
Van Dam Road
West Beach Road

STRUCTURES

Like land use, structures found in the Reserve are a reflection of both individual needs and the inherent qualities and specific resources of the landscape. Building type, location, materials, style, function, and siting reflect cultural customs, economic conditions, technology, and a basic relationship between the developing community and the natural environment.

Historic Buildings

Buildings represent all important historical eras in the development of the Reserve and reflect a variety of architectural styles. Some properties are individually significant as examples of certain types of architecture or construction technology; others are significant because they contribute to our understanding of aspects of Reserve history. Collectively, these properties provide a record of the changing tastes, technologies and methods of construction,

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and economies that comprise the history of the Reserve.

The 1983 building inventory identified 338 pre-1940 structures in the Reserve. The cultural significance of these buildings was evaluated in terms not only of their historical significance and architectural style but also with reference to their relationship to the surrounding elements, including other structures, roads, vegetation, and topography. Primary building styles in the Reserve range from simple salt-box structures, more ornate Victorian residences, and the Craftsman/Bungalow Style. Although no single style dominates, there is a cohesiveness among the various structures. Many of the buildings throughout the Reserve are constructed of wood with clapboard or shiplap siding, and the colors, lines, materials, details, and construction techniques create a sense of locale and visual continuity.

Fifty-eight historic buildings in the Reserve (originally listed in the 1973 National Register nomination) are located in Coupeville alone, including a number of false front commercial buildings and a variety of significant residential structures. Most of the false front commercial buildings in Coupeville are located along Front Street. They are generally 1-to-2 stories in height, sited close together and oriented to the street. The rhythm of these structures historically created a visual cohesiveness to the district that remains evident today. Other commercial buildings reflect a vernacular version of the Moderne style and incorporate steel and concrete materials, a clear deviation from historic patterns. Religious properties are primarily within the Coupeville town limits and represent the Queen Anne style of architecture. Residential areas and individual houses in the town also reflect historic styles and design elements from the nineteenth and twentieth centuries. Many homes are located on early platted city lots with original walks, gardens, orchards, and fences still intact.

Outside the city limits of Coupeville, many of the oldest buildings in the Reserve relate to early agricultural use of the land by white settlers, and are located along historic roads and sited in response to the natural contour of the land. Early residential buildings in the Reserve were functional, vernacular structures with limited architectural detail or ornamentation. Most of these buildings were wood-frame, 1 or 1-1/2 stories in height, with a gable roof, and "L" or "T" shape in plan. In addition to individual buildings, agricultural farm complexes in the prairies and upland areas often grew beyond a single residence to incorporate a barn, several outbuildings, and even additional residences, reflecting specific land use practices and cultural traditions over several generations.

Another major category of building "type" in the Reserve includes military buildings. Most of these are associated with the establishment and operation of Fort Casey, between 1897 and World War II. Military structures found in the Reserve today include officer quarters, barracks, service buildings and storehouses, bunkers, parade grounds, a lighthouse, remnants of a wharf, roads, and gun emplacements. The buildings exhibit both neo-classical and Queen Anne style elements in their ornamentation and detail. This architectural expression was used in other forts from this era, forts Flagler and Worden, constructed across the sound to form a trio of defense systems to protect the entrance to Puget Sound. The installations look identical in appearance because stock plans were followed and installed on

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all three reservations.

Roads

Many of the primary and secondary roads in the Reserve are historic, following original alignments and retaining much of their historic character, and are considered contributing structures of the district. (see Section 7, "Circulation," pg. 15)

Other Structures

Other types of structures in the Reserve include historical monuments and memorials, four blockhouses, a wharf, and two churches (see Inventory cards, 1984).

Sunnyside Cemetery is the only designated cemetery in the Reserve and dates from 1869 when land was first deeded for "burying ground only." This land comprised the slope on the east side of the hill where the Ebey family plots were sited. The first person to be buried in the cemetery was Rebecca Ebey in 1853. Additional land was set aside and platted in 1887 and 1891, generally following the line between the Ebey and Davis Donation Land claims. This "newer section" of the cemetery was called Valley-View. Most of the grave markers throughout the historic portion of the cemetery are stone, although one wood marker remains on the grounds along the west edge of the cemetery. The Ebey's grave site, like several of the earliest white settlers includes a monument, wrought iron fence, and ornamental plantings of lilac, rose, and iris. The cemetery was expanded north of the original area, to accommodate contemporary use, and is distinct in design and character to the historic portion. Throughout the grounds, the stones and markers are oriented east. The two sections of the cemetery defined by the original plats constitute the historic site, defined by Cemetery Road on the east, extending generally west to the fence, then north to the access road, and east, back to Cemetery Road.

CLUSTER ARRANGEMENT

Clusters of buildings and structures found in the Reserve represent several historic eras and trends in the settlement and development of the landscape. There are fourteen primary farm clusters in the Reserve in Ebey's, Crockett, and Smith prairies alone. These complexes represent some of the oldest working farms in the Reserve. In addition to these farms, remnant complexes, complexes that have been adaptively used, and complexes where modern farming operations dominate the building cluster are found throughout the Reserve. Building clusters in the Reserve are designated in the context of the landscape because of their historical association with each other, and because of a functional relationship among several individual buildings. Examples of these clusters include groups like the Arnold complex in the San de Fuca Uplands which is still a working farm, as well as places like the Crockett

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Farm, which retains many of the structures historically associated with the farm complex, but no longer supports an active farming operation, and is currently used as a bed and breakfast.

In addition to the farm-related clusters, a large complex--like Fort Casey--is also regarded as a cluster because of the historical associations and relationships among a variety of structures that are evident today. Although Fort Casey today is comprised of only a portion of the original military reservation, it retains a large number of significant historic structures and landscapes resources that have a high degree of integrity. Overall organization of the landscape, including the formal and hierarchical lay-out of officer quarters, barracks, and parade ground at the center, with service areas, workshops, and defense structures located behind and south of these areas has been in place since 1900. The physical location of the site is also significant, chosen for the availability of natural resources, including shore land for access, inland water for wharfs, and high bluffs for defense and strategic purposes. Many of the primary roads through the site also have been in place since 1906 including Fort Casey Road into the site, the secondary roads around the parade ground and officer quarters', barracks and workshops, and the road from barracks into Fort Casey State Park to the lighthouse (see map C). These roads are part of an overall circulation system that has a high degree of significance and integrity. Structures including gun emplacements, barracks, officers quarters, and service-related workshops and support buildings all associated with the military use and operation of the site, as well as the historic parade grounds and many of the roads throughout the site are historic and contribute to the significance of the site.

Building Clusters

Ebey's Prairie

Sherman Farm
Al Sherman Farm
Striblings
Hancock's
Engle Farm
Gould House/Smith Farm
Dale Sherman property
Ferry House
Harmon/Pearson/Engle Farm

Fort Casey Uplands

Reuble Farm

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Fort Casey Military Site

Crockett Prairie

Gillespie Farm
Crockett Farm
Boyer Farm (Kaehler Place)
Eggerman Place
Wanamaker Place
Myers House

Smith Prairie

Kineth Farm

San De Fuca Uplands

Arnold Farm
Neinhuis Place
Neinhuis/Leach Place
Vanderwerfhorst Place
Vandervoet Farm
Lupiens Place
Van Dam Place
Arnold/ Grasser Place

West Woodlands

Cook House/Sherman Place
Art Holmburg Place

Coupeville

Booth House

East Woodlands

Strong House

Penn Cove

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Muzzall Farm

ARCHEOLOGICAL RESOURCES

Archeological work in the Reserve and on Whidbey Island as a whole has been limited (Harris). The earliest projects were undertaken at the beginning of the 20th century. Shell middens and cairns sites were reported at that time. Two middens and two cairns were reported by Smith and Fowke in 1901, in the vicinity of Penn Cove. Six years later, Smith reported three shell midden sites in the same general vicinity (one of these may actually be a cairn site noted by Smith in 1901).

This early field work was followed by a hiatus in research, one lasting approximately a half century. In the early 1950s, an archeological survey of the island's shoreline was undertaken. Bryan (1955) conducted a shoreline survey of three regional counties, including Island County, where EBLA is located. Ninety-three sites were recorded for all of the county at this time: in the area of EBLA, 34 sites were identified, all in the area of Penn Cove. In addition to these 34, one site was located in Ebey's Prairie. All but two of the sites recorded by Bryan are characterized by the presence of shell; the other two are described as cairns. Test excavations were conducted by Bryan at the 3 former village sites on Penn Cove. These sites were probably selected because they stratified and exhibited potential for artifact recovery. Bryan's results, however, were limited, yet he formulated a chronological sequence of native land use consisting of : 1) coastal land hunting culture; 2) land and maritime culture; 3) Late/Recent/Historic sequence showing a shift from maritime use back to an emphasis on land resources.

Twenty years later, in 1977, field investigations around Penn Cove were conducted by the Office of Public Archeology, at the University of Washington. Four sites were recorded, three of which were previously recorded by others. Archeological fieldwork was also conducted by Robinson in 1980 along State Route 20. Test excavation resulted in no new sites. A shell scatter was located in the vicinity of Libby Road (near State Route 20) and recorded in 1982 by E. Chesmore and H. Jackson.

The most recent work was a county-wide inventory and assessment of prehistoric archaeological sites undertaken by Gary Wesson on behalf of the Office of Archaeology and Historic Preservation in 1987-88. This effort both sought to relocate previously recorded sites and survey in previously uninvestigated areas. Within the Reserve, he successfully relocated 26 of the 33 previously recorded sites and reported 12 additional sites. While most of the previously recorded sites are located along Penn Cove, most of the additional sites reported by Wesson are located either in Ebey's Prairie or along Crockett Lake, at the southern end of the Reserve. This study confirmed that archaeological resources are widely distributed within the Reserve but, as no excavations were conducted, it too did not significantly add to our knowledge of the prehistory of any particular site.

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In conclusion, information about archeological sites, and their distribution on the uplands and prairies as well as around Penn Cove, is limited. The sites located at Penn Cove are high density artifact clusters represented by large accumulations of unmodified shell artifacts. Sites known to exist on prairies in the Penn Cove area are described as shell mounds, shell scatters and cairns. Since no formal comparisons have been made among any of the sites, it is not possible to assess the relationships between these sites and no properties of archaeological significance are included in this amendment.

VIEWS AND OTHER PERCEPTUAL QUALITIES

As a cultural landscape, the Reserve is viewed holistically as a collection of resources. Within the context of this nomination it is important to note that historic views and perceptual qualities also contribute to the significance of the landscape. These views are treated as tangible resources and are identified using the historical record and are based on character-defining features of the cultural landscape as documented in this amendment to the National Register Nomination and other studies (see Bibliography).

Contributing Views

1. Ebey's Prairie from the cemetery, and from Engle Road
2. Entry to Coupeville (from Ebey's Prairie into Prairie Center, and along Main Street) and Front Street in Coupeville
3. View from Front Street and the Wharf, across Penn Cove
4. View to Crockett Prairie and Camp Casey from Wanamaker Road
5. View to Crockett Prairie and uplands from the top of Patmore Road
6. View to Crockett Prairie and uplands from Keystone Spit
7. View to Grasser's Lagoon from Highway 20
8. Views to and across Penn Cove along Madrona Way
9. Views from the bluff trail to Ebey's Prairie and Coastal Strip
10. View of Smith Prairie from Highway 20, entering the Reserve
11. Views from Monroe's Landing across the cove to Coupeville
12. Views from fort Casey across Keystone Spit and Crockett Lake
13. View from Hwy 20 across Ebey's Prairie
14. Engle Road to Uplands and west coast
15. Views to Grasser's Hill from Madrona Way

SMALL-SCALE FEATURES

A variety of small-scale features found throughout the Reserve add character and texture to

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the cultural landscape. Many of these features are associated with historic structures such as old lamp posts in Fort Casey; individual specimen trees like the black walnut tree at the old Coupe house; historic gates and fences in Coupeville; wooden post and wire fencing along roads, property lines and agricultural fields; remnant orchards; building ruins such as the Grove Terry house overlooking Ebey's Prairie; and individual grave markers in the cemetery.

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STATEMENT OF SIGNIFICANCE

Introduction

Ebey's Landing National Historical Reserve (hereinafter the Reserve) was established by an Act of Congress on November 10, 1978, in order to "preserve and protect a rural community which provides an unbroken historic record from nineteenth century exploration and settlement of Puget Sound up to the present time..." (Public Law 95-625). The area was the first within the National Park System to be designated a historical reserve. The Reserve derives its name from the landform along the west coast of Whidbey Island where white settlers first landed and made claim to the island's fertile prairies.

Located on central Whidbey Island in Puget Sound, Washington State, the Reserve encompasses 17,400 acres of woodlands, open prairies, wetlands, a saltwater cove and shorelines, sloping uplands and the small historic community of Coupeville. Climate played a crucial role in why and how the land was settled. Low rainfall and relatively warm annual temperatures resulted in the natural prairies that could support agricultural use; the prairies also provide sweeping vistas of the Olympic and Cascade Mountain Ranges. Dense second and third growth woodlands define the edges of the prairies, and are distinct areas in themselves. Diverse water ecosystems abound, including marshes, tidal lagoons, kettles, and lakes. The sheltered waters of Penn Cove, a 4300 acre bay that cuts deeply into the island's east side, meet the gently sloping uplands and steep cliffs that characterize the perimeter, of the Cove.

The features of the natural environment influenced the way humans used this land. It funneled settlement, agricultural practices, and transportation in distinct ways. The landscape still reveals evidence of cultural use ranging from different types of land use, vegetation and circulation patterns, to buildings, structures, fences, and Coupeville, the latter containing the highest degree of manipulation by humans. All of these elements working with or against the natural environment, reveal a rich composite picture of a landscape that people slowly and purposefully shaped and reshaped over successive generations. The Reserve's cultural landscape evidences a time of early occupation and later settlement and cultivation of subsistence foods. This was followed by a period of development in which a strong rural community evolved, one based primarily on agriculture and commerce. Over time, these land use activities provided a stabilizing force for the growing community. In addition, the community was impacted by the presence and actions of the United States military, which established a post of operations at the turn of the 19th century; and the arrival of tourists and recreation-oriented activities in the beginning of the 20th century. Both enhanced the relatively stable economy of central Whidbey Island. Slow but steady growth characterized this last era in the Reserve's history, bringing the rural community well into this century.

Despite tremendous development pressures and urbanization to the north and south since World War II, the Reserve has retained its rural character and farming remains a primary activity. The Reserve continues to support some of the richest farmland in the state; much of

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the land is still farmed by descendants of original settlers; and original settlement, land-use and circulation patterns, architecture, landscape structures and remnants are all evident on the land. This is unusual for an area (the Pacific Northwest) that has undergone such widespread development in recent decades; the result is that the Reserve serves as a microcosm of Pacific Northwest history, a laboratory wherein one can "see" the history of the use, manipulation and transformation of this landscape by humans over an extensive period of time.

The boundaries of the Reserve coincide with those established in the 1973 nomination of the Central Whidbey Island Historic District (CWIHD) to the National Register of Historic Places. The 1973 nomination focused primarily on the area's mid-to-late 19th century development, particularly the architectural resources which are notable as one of the largest intact collections of 19th century residential and commercial structures in rural Washington. This documentation amends and supplements the existing nomination to fully reflect the range of landscape and architectural features that contribute to the special character of the Reserve which Congress has sought to preserve.

SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The focus of this amendment is to identify the significant natural and manmade components which comprise the cultural landscape of the Reserve, and to identify, for the purposes of listing, all National Register eligible properties not identified in the 1973 nomination form. This amendment will serve to clarify and confirm which of those properties were originally included in the nomination and those which are eligible today (some of which were omitted in 1973).

In terms of the National Register criteria, these components are significant under Criterion A, B, and/or C. The primary basis for this evaluation is the detailed 3-volume inventory of the Reserve's buildings and landscape. This inventory was conducted by the National Park Service, Pacific Northwest Region, under the direction of the Cultural Resources Division in 1983. A team of 3 historians and 2 landscape architects completed the work. Between the months of June and September, the survey team completed a windshield survey of the Reserve; conducted historical research at local and regional repositories; identified natural and cultural resources and features (recording this information onto inventory cards); mapped and photographed extensively; and prepared a camera-ready document for printing.

Breaking into separate teams, the historians identified, documented, and evaluated all structures built before 1940 within the boundaries of the Reserve. A windshield survey was undertaken, leading the team down public and private roads. Every property suspected of meeting the survey's age requirements was plotted on a USGS quad map. Historical research was conducted at local and regional repositories and maps, photographs, books and manuscripts were consulted. County land records were reviewed, revealing pre-1940 properties not identified in the original windshield survey because of significant alterations.

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Fieldwork followed research and a checklist was used to facilitate the work. Architectural descriptions were prepared for all pre-1940 structures, and associated outbuildings and distinct or interesting landscape features were noted or described as well. Farm complexes were considered as one site. In some cases, post-1940 structures were included because of their architectural distinction. Inventory cards included information such as the property's common and historic names, location (also plotted on a map), dates of construction and alterations, physical description of property, and a statement of its significance. A structure's significance was determined by applying the National Register criteria for evaluation, recognizing that some properties might not be eligible for listing on their own but nevertheless are contributing resources within the context of a historic district.

During the course of research, distinct periods or eras in the history of the Reserve became evident. These eras provided a framework for historical context and helped determine whether a property was considered to be a contributing element of the Reserve.

The landscape component of the inventory documented both natural and cultural elements of the Reserve. After conducting a visual survey of the natural landforms, the 17,400 acres within the boundary were broken into 10 distinct zones or character areas. This division was based on both natural land patterns, such as ridges and woodlands, and cultural patterns, such as roads and political boundaries (city limits). These patterns provided a conceptual framework for the inventory process as a whole.

Next, the landscape architects documented the material landscape of the Reserve. Inventory cards were designed to provide a format for documenting key landscape features at a variety of scales. Each inventory card represented one unit of land, or one half of a USGS section (1/2 mile by 1 mile). A brief description locates the half section in the Reserve relative to the 10 character areas, and discusses primary access routes and general spatial patterns. These patterns were then documented in more depth according to general land use categories (agriculture, residential use, etc.) and specific land use activities (crop types, pasture, etc). The landscape cards also identify natural and manmade boundaries at a variety of scales, from ridges to hedgerows. Roads, water, fences, and other political lines constitute other types of boundary demarcations. All were recorded onto USGS maps at 1:8000. Photos of distinct or representative views were placed on the front of the cards, and a panorama of the half section was placed on the back. A section was drawn in order to show primary relationships among elements found within that land unit. Finally, the landscape cards were cross-referenced with the architecture cards, ensuring the inclusion of all pre-1940 structures in the landscape inventory.

The result of the summer recording project was a 3-volume set of inventory cards. Although the landscape cards are grouped separately from the architecture cards, the intent of the work was to view them together as a composite view of the cultural landscape.

For the purposes of this amendment, the architectural inventory cards were reviewed and updated as needed to reflect changes to the properties determined to be contributing in the 1983 inventory. Fieldwork in 1996-7 included looking at recent aerial photographs and

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checking each complex and contributing property in the Reserve to ensure changes, alterations, and demolitions were noted. New photographs were taken for properties which have undergone change, and for newly proposed buildings, structures, and sites.

This inventory is incorporated as part of this amendment. Robert Z. Melnick's Cultural Landscapes: Rural Historic Districts in the National Park System and National Register Bulletin #30 provide the organizational framework for the National Register documentation and evaluation. Additional source materials are listed under Section 9 of the amendment.

The following discussion of the Reserve's history is organized into four primary historical periods:

1. Native People's Use and Occupation, 1300-1850;
2. Exploration and Early Settlement, 1792-1870;
3. Community Development, 1871-1910;
4. Community Stabilization and Recreation/Tourism Development, 1911-1945.

Significant cultural resources which reflect themes, events, people and activities important in Reserve history will be identified as the discussion traces each historical period. The integrity of the resource, as defined by the continuum of patterns and uses in the Reserve since its initial settlement, is unusually strong. It is the continuum of these early patterns of settlement, agriculture, and commercial uses and their evidence in the landscape that provides the basis for evaluation of the resources in the Reserve. Resources associated with individuals who played notable roles in central Whidbey's history remain. Numerous structures are still extant that represent events, activities and patterns important in Reserve history. Still others are examples of distinctive design, construction or forms of architecture. The resources are eligible under National Register criterion A: for their association with agriculture, architecture, commerce, recreation/tourism, ethnic heritage (native people), exploration and settlement, education, religion, military, and politics and government; under National Register criterion B: for their association with Captain George Vancouver and Master Joseph Whidbey, the Ebey family, Captain Thomas Coupe, Judge Lester Still, and other individuals who contributed to the settlement and development of central Whidbey Island; and under National Register criterion C: because they comprise a cohesive cultural landscape that embodies the distinctive characteristics of types, styles and periods of construction dating from the mid-19th century to the present, reflecting associations with agricultural, military, commercial, residential, governmental and recreational types of land use.

There are several properties within the rural historic district which would normally be considered as criteria considerations under A, B, D, and G. These include churches within the town of Coupeville, buildings and structures that have been moved, a grave/commemorative site, a cemetery, and properties that have achieved significance within the last fifty years. However, because these resources are components of a historic district and are not the

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predominant features of the district (A); the buildings/structures that were moved are only a small percentage of the typical buildings in the district (B); the cemetery is not the focal point of the district (D); the commemorative properties are single markers that are contributing components of the historic district (F); and the buildings that are less than 50 years of age are few and do not represent the most important Period of Significance within the Reserve (G). Collectively these resources exhibit a high degree of integrity of location, design, materials, workmanship, materials, feeling and association and continue to maintain historic relationships to each other which distinguish this cultural landscape from other rural historic districts. New development and contemporary intrusions upon the landscape have not diminished the significant historic patterns of settlement, land use and development that have occurred in this place over the past 140 years; historic place names remain in use, some dating back to 1792, when the island was first discovered by Europeans.

Salish Occupation and Use: 1300-1850s

Ethnographic and historical references show that more than half a millennium before Anglo-American settlement occurred on central Whidbey Island, native groups occupied the land and used the island's resources. The earliest records describing American Indians are those of British explorer Captain George Vancouver. In 1792 he travelled through the area that is today western Washington and Puget Sound. Vancouver sent first Lieutenant Joseph Whidbey in a longboat to further explore Whidbey Island. Whidbey reported native inhabitation in the area of Penn Cove, noting: "On each point of the harbour ...was a deserted village...." In describing the native people, Vancouver estimated that the number of Penn Cove inhabitants probably exceeded " ...the total of all the natives we had before seen; the other parts of the Sound did not appear, by any means, so populous...." (Vancouver 1801, 167).

Nearly half a century later an Anglo-American Catholic missionary, Father Blanchet, arrived on western Whidbey Island. He met with a Skagit chief named Snatelum of Penn Cove, and made observations of potatoes growing in Skagit gardens. Potatoes were introduced into the region by the Hudson's Bay Company in the early 1800s. Apparently several tribes tested the agricultural potential of the island's prairies around Penn Cove (Gilbert 1984, 5).

When Charles Wilkes of the U.S. Exploring Expedition arrived in Puget Sound in 1841, he observed and described the Penn Cove area as having more native inhabitants than other areas he had visited in the Sound. He also noted a barricade around a village at Penn Cove (built as a defense against raiding northern tribes), a church, and a 3-4 acre enclosure of potatoes and beans (Harris 1984).

By the 1850s, 2 tribes shared central Whidbey Island, the Skagit and Clallam tribes. Attracted to the safe, protected anchorages and low, sandy beaches that made canoe landing safe, and an abundance of fish, clams, mussels, and wildlife, the Skagit established three

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permanent settlements along the shores of Penn Cove. Although different in size, these villages were sited on extended points of land with the largest at Snakelum Point (east of Coupeville on the south side of Penn Cove), one on Long Point (due west of Snakelum Point), and one at Monroe's Landing (across the cove from Coupeville on the north shore). One of these villages is believed to be the Skagit village of Caukwala, reportedly occupied until 1850 (Harris 1984). The Clallam arrived in the 1840s and located on Ebey's Prairie where they built a wooden fort and raised potatoes (White 1980, 15).

The Skagit were not a nomadic tribe, but populations in the villages could fluctuate dramatically according to seasonal supplies of fish and game and the harvest of camas and fern, which provided their primary diet. In gathering their food crops the Skagit generally lived within the natural balance of the island's food resources. They did practice field burning to enhance the production of camas, bracken fern and nettles which were not naturally abundant in the prairies. Their agricultural practices also included transplanting plant materials to increase production, mulching their crops with organic matter to increase fertility, and cultivating crops such as wild carrot and lily by dividing the roots and bulbs. These land practices, though rather contained, altered the native plant communities of central Whidbey over time. The success of the Skagit and Clallam tribes at cultivating potatoes signaled the onset of a significant and permanent change on the island - the transformation of the prairies into permanent crop producing lands (Gilbert 1985, 5).

Exploration by whites had its price for those who lived on the land first. With the arrival of Europeans, two distinctly different cultural lifestyles came into contact with each other. During his voyage in 1792, British naval captain George Vancouver noted his colleague's, Master Joseph Whidbey's, observation of the indigenous people inhabiting the island which was to bear his name: "The number of its inhabitants he estimated at about six hundred, which I suppose would exceed the total of all the natives we have seen...[W]e have been visited by one small canoe only, in which there were five of the natives, who civilly furnished us with some small fish...." (Cook 1973, 11). The whites brought deadly diseases which spread quickly and reached Indians who had never even seen European men. Thousands were wiped out and a culture nearly decimated. In addition, Indians were uprooted from the fertile prairies by whites who claimed the open lands for their own use beginning in the mid-19th century.

In 1880 there were 295 Indians living in Island County. According to the census, some still followed traditional pursuits and were fishermen and hunters; there were also two shamans, or Indian doctors. Many had taken jobs as farm laborers, woodcutters, and general laborers, and members of the tribe were beginning to marry non-Indians. By 1900, the Indian population of the entire County was down to only 44; and by 1920 the census showed a mere 38. The native culture and its traditional lifeways was virtually non-existent, losing out to the new world enveloping them (White 1980, 71).

During the 1930s, Indians returned to Coupeville to participate in the annual water festival which had been held beginning in 1929. As an advertisement noted, there were

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several days of "thrilling, educational and historic entertainment. An Indian village, Indian dances and the only all-Indian dance orchestra in the Northwest" could be experienced, along with canoe races. The nation's entry into the second world war put a stop to the water festival in 1941 (Cook 1973, 10). In 1992, members of the Coupeville community attempted to revive the water festival; members of several different Northwest tribes, including some from Canada, participated in the festivities which included canoe races in Penn Cove, dancing, arts and crafts, and other activities. It has remained an annual event to date.

A preliminary overview of the Reserve's archeological resources was prepared by a volunteer archeologist during the 1983 building and landscape inventory. Existing site information and published materials were used to produce the overview. Although it provides a useful summary for managerial use, the overview is not sufficient to provide the basis for National Register evaluation as part of this nomination. A National Register multiple property documentation form was prepared by contract archeologist Gary Wesson for archeological properties within the Reserve. That documentation, and the subsequent individual nomination forms that will be prepared for eligible properties, more fully addresses these types of properties.

From a cultural landscape perspective, the Indians were a significant force on central Whidbey, for they were the first to manipulate the land. They burned it, cultivated it and harvested its prairies and waterways. They built villages and had burial sites along the edge of Penn Cove. It seems apparent that the Indians lived well off the island's resources. It would be their exposure to Euro-Americans that would bring great changes to their lifeways. The period of significance for the Salish era was determined by archeological evidence dating back to 1300, and ending with the arrival of whites to central Whidbey, even though Indians continued to try and live amongst the incoming settlers for a time. By the turn of the century, however, most of these original inhabitants of the land had been forced out.

One property associated with the American Indians living in the area is a commemorative site (and possible gravesite) for four individuals who represented the native community which once flourished here. It is a small granite obelisk located to the north of Parker Road near Rhodena Beach Road. It is possibly the grave of two Chief Charlie Snetlums, one who died in 1857 and another who died in 1934; and commemorates Old Chief Snaklin, who died in 1849, and George Snaklin, who died in 1880. From its design and decorative detail, the obelisk appears to date from the 1930s and is in excellent condition. It is located in the woods on private land, in a quiet spot just off the original road into Coupeville, and it is now surrounded by a chain-link fence because of damage incurred from vandalism. This property is significant under National Register criterion B, for its association with native peoples on central Whidbey Island. Because it is possibly a gravesite (criteria consideration C) it must be associated with individuals of outstanding importance and be the last surviving property associated with those individuals. This is the only property, aside from the archeological sites which have not been fully tested and are not yet known to qualify for National Register listing, which is associated with a community of people who played a

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significant role in the Reserve's early history. The Indians used the resources of the land and surrounding waters in order to subsist and maintain their coastal culture and lifeways. They were the first to manipulate the land, establishing patterns of land use that were later embraced by the early settlers who came to central Whidbey Island to farm. As a commemorative marker, it exhibits elements of design which reflect the era in time in which it was created. However, as a single marker that is a component of a rural historic district, this property does not need to meet criteria consideration F.

Euro-American Exploration and Settlement: 1792 - 1870

European exploration of the Puget Sound area began in the late 1700s. The Spanish were the first to explore in the 18th century but they left few records of their travels. In 1792, Captain George Vancouver of the British Navy made the first thorough exploration of the complex water system he named Puget Sound, after its chief explorer, Peter Puget. Vancouver's efforts included the place-naming of distinct features; many of these early place names are still used today, tangible evidence of this great explorer's association with the Pacific Northwest and Whidbey Island. The British captain identified capes and headlands mapped previously, renamed previously named features, and added to his charts points of "discovery" others had missed. He christened Mounts Rainier and Baker. His voyage was the last significant northwest exploration by a European power, and it resolved the question of whether a Northwest Passage existed (Johanson 1967, 45-47). During this two month voyage in these waters, Vancouver named the largest island in the Sound after his sailing master, Joseph Whidbey, who in June had discovered an interesting cove on the east side of the island. Vancouver named the water Penn Cove in honor of a friend, perhaps one of William Penn's grandsons. The captain also named Admiralty Head, the point of land projecting southward from the island, in honor of the Board of Admiralty, the governing body of the Royal Navy (Hussey 1955, 7-8).

Whidbey's reports to Vancouver on what he observed from the sailing vessel prompted the Captain to write in his journal:

The country in the vicinity of this branch of the sea is, according to Mr. Whidbey's representation, the finest we had yet met with, notwithstanding the very pleasing appearance of many others; its natural productions were luxuriant in the highest degree, and it was, by no means, ill-supplied with streams of fresh water (Cook 1972, 1).

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...the surrounding country, for several miles in most points of view, presented a delightful prospect, consisting chiefly of spacious meadows; elegantly-adorned with clumps of trees; amongst which the oak bore a very considerable proportion, in size from four to six feet in circumference.

In these beautiful pastures, bordering on an expansive sheet of water, the deer were seen playing about in great numbers. Nature had here provided the well-stocked park, and wanted only the assistance of art to constitute that desirable assemblage of surface, which is so much sought in other countries, and only to be acquired by an immoderate expense in manual labour.

The soil principally consisted of a rich, black vegetable mould, lying on a sandy or clayey substratum; the grass, of an excellent quality, grew to a height of three feet, and the ferns, which, in the sandy soil, occupied the clear spots, were nearly twice as high (Cook 1972, 19).

Two days after the British Captain named Penn Cove, on June 4, 1792, he took formal possession of the region in the name of King George III. It remained a British claim only until the Americans settled on it, filing their own claims as citizens of the United States (Cook 1973, 11).

Place names in the Reserve are important because of their associations with Captain Vancouver and his crew. They are tangible reminders that these early explorers were in the area, making observations, recording data in journals and on charts, and making contact with the indigenous people inhabiting the island. This information and subsequent discoveries by Euro-americans led to the opening of the region to white settlers, merchants and sea captains. The coastal waters, inlets and bays, and the snow-capped mountains of the Cascades and Olympics, appear to us today from the bluffs and prairies of the Reserve as they appeared to these intrepid sailors from their ships and skiffs. These place names add a layer of richness and depth to both the history of the Reserve and the Pacific Northwest in general.

Others followed Vancouver. On August 16, 1833, the Hudson's Bay Company sent out

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a ship from Fort Nisqually to survey Whidbey Island for the purposes of locating an Indian trading post. The following December, a canoe departed the Fort, laden with provisions and tools to begin the construction of the new post. A storm forced the crew to turn back and for unknown reasons, the project was dropped. In May of 1840 Catholic missionary Father Francis Blanchet departed his newly established mission on the Cowlitz Prairie to visit the Indians on Whidbey Island. On May 26th, Blanchet was "received with joy" by Chief Tslalakum of the Sowkamish Indians; a rough altar was prepared, and the missionary baptized 218 Skagit people, leaving for their use a 24' wooden cross (Cook 1973, 13).

The next documented exploring party to visit Penn Cove and Whidbey Island was the United States Exploring Expedition, commanded by Lieutenant Charles Wilkes. Wilkes was charged with completing a comprehensive scientific survey of the entire Pacific Ocean. Setting sail in 1838, Wilkes and party arrived in the Pacific Northwest in 1841 and spent several months examining Puget Sound, the Columbia River and its settlements (Johanson 1967, 199-200). He wrote favorable reports about the area's harbors, charted "Penn's Cove, Whidbys Island, Oregon Territory," and stressed that the United States should never secede the region to British rule (Cook 1973, 15). Like Vancouver, Wilkes made observations of the natives occupying Whidbey Island. He observed Skagit Indians living in substantial, well-built multi-family lodges surrounded by wooden barricades 400' long or more. These barricades served as protection from enemies, usually northern Haida Indians who periodically went on raids to the south. The fortifications consisted of 30' timbers set vertically in the ground to allow for the firing of trade muskets through the posts.

Vancouver's and Wilkes' observations and other early descriptions of open meadows, natural prairies, abundant timber and dark rich soils did much to advertise the island's natural amenities to others. As part of the westward migration wave of the 1840s and 1850s, settlers headed north from the Willamette Valley and across the Columbia River into British lands. Permanent settlement was hampered to some extent by a boundary dispute between the United States and England. The Oregon Treaty settled the boundary dispute in 1846; all lands south of the 49th parallel, including Puget Sound, became territory of the United States.

On September 29, 1850, Congress passed the Oregon land bill, an act that provided for the survey of lands in Oregon Territory. This act also provided for the donation of these public lands (assuming the surrender of Indian title to these lands) to settlers. Known as the Donation Land Claim Law, a half-section, or 320 acres, was granted to every male settler over the age of eighteen who was a citizen or declared his intention to become one before December 1, 1851, and who had occupied and cultivated his land for four consecutive years before December 1, 1850; if married by December 1, 1851, the settler's wife was eligible for the same amount of land to hold in her own right.

On March 2, 1853, President Millard Fillmore signed the bill creating Washington Territory. This was defined as the lands bounded by the Canadian line on the north, the Rocky Mountains on the east, and on the south by the Columbia River to where it intersected the 46th parallel near the mouth of the Walla Walla River (Johanson 1967, 249).

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The U.S. government continued to encourage settlement and extended the Donation Land Claim Act in 1853 to provide lands to settlers arriving as late as 1855. This extension provided new immigrants with patented land after two years' occupancy and payment of \$1.25 per acre (Johanson 1967, 231). The Treaty of Point Elliot, negotiated in 1855, was the document in which the Indians officially ceded title to the lands to the whites, who had been making claims on the land for five years (White 1980, 34).

In October 1850, Colonel Isaac N. Ebey filed the first donation claim on Whidbey Island. Arriving on the west side of the island, Ebey landed at the most accessible point (known as Ebey's Landing) and took claim to 640 acres of prairie land. Ebey staked out a square mile in the heart of the prairie (White 1980, 38). The prairies, desirable to the settlers because of their open character, were located primarily in north central Whidbey Island. On April 21, 1853, the first five claims in newly created Island County were filed; the first three were in the vicinity of present day Bellingham; Ebey's claim, which later surveyed out to be 641 acres, was no. 4; Richard H. Lansdale's claim of 320 acres to the north, at the west end of Penn Cove, was claim no. 5 (Cook 1973, 17).

In 1851, Ebey's wife Rebecca, their two sons, her three brothers, and friends of the family, the Crocketts, came overland from Ohio to Puget Sound, traveled north to the island, and joined Isaac in 1852. (Cook 1973, 19) The Ebey's home was a series of buildings called "the Cabins," sited near the landing and east of the present day Ferry House. (Cook 1973, 20) Other homesteaders followed, many old neighbors, friends or relations of each other. taking claims on remaining lands around Ebey's Prairie, Penn Cove and Crockett and Smith Prairies. Members of the Crockett family, the Hills, Alexanders, and others came to central Whidbey in a burst of settlement from the late summer in 1852 to the late spring of 1853. By 1860 settlers had claimed over 15,000 acres in central Whidbey, which had gained a reputation as the "garden spot of Oregon." Nearly all of these claims were on or bordered the rich, open prairies, and followed the natural boundaries of the land, because the government surveyors had not yet visited the island. The later arrivals were not entitled to as much land, and without having large, open expanses from which to carve out their claims, these newcomers took their claims in irregular or uneven shapes, like triangles such as William C. Engle's, or reverse L-shaped parcels such as John C. Kellogg's. Collectively, these claims formed clusters in and around the prairies. (Cook 1973, 19-20; White 1980, 37-38).

These donation land claims formed the infrastructure and shaped the pattern of white settlement on the island. Because of the topography, natural boundaries, and early claimed lands centering around the prairies, the pattern of settlement here never achieved the checkerboard appearance typical of lands elsewhere in the settled west (White 1980, 38). Using the island's forests, settlers built rough shelters, eventually replacing these with permanent homes of log or milled wood-frame construction. A number of the early homes from the 1850s-1870 remain today, and in their simple, functional, straightforward appearance, they reflect this period of early settlement.

With few exceptions these buildings are primarily vernacular in their stylistic

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description, and residential in their function and use. They are simple in plan, typically rectangular with a gable roof or of a saltbox shape and design. Milled wood is used for these wood-frame structures; stone foundations, multi-paned wood-frame sash, and center or end brick chimneys are also representative of this group. The only log buildings are the four blockhouses (Alexander, Crockett, Davis, and Ebey Blockhouses) and the Race House, located in Coupeville. The blockhouses were built by and for the protection of the early settlers who feared attacks from northern Indians, rare occurrences in this part of Washington Territory but nevertheless a perceived necessity by the settlers. The blockhouses are rectangular and square, 2-story structures with gable or hip roofs and an upper level that is larger than the lower, creating a box on a pedestal structure. A few openings in the logs, and in some cases actual windows, provided viewpoints to the surrounding landscape; each building also had an entry. The Race House is a log building set on a stone foundation: it was built in 1852 and located on the Jacob Smith Donation Land claim near Coveland; it was moved to its present location in 1928 and reassembled exactly as built. (the Reserve has a long history of buildings which have been moved from their original locations for use elsewhere in the area, sometimes close to their original sites, in other cases far removed.)

Several buildings are vernacular versions of the Greek Revival style. Built in these early years of settlement (1850s-1860s), the Ferry House, the Jacob Ebey House, the John Crockett House, the John Robertson House, the Granville Haller House, and the Harmon/Pearson/Engle House all exhibit stylistic features associated with the Greek Revival, most noticeably center entries with transoms; some with sidelights. The Old Courthouse/Grennan and Cranney Store, built in 1855, served as a civic, commercial, and residential facility, and is symmetrical with two transomed entry doors on its north facade.

Another building, the 1870 Joseph Libbey House in Coupeville, is a unique (within the Reserve) example of the Gothic Revival style; it is a simple, symmetrical, wood-frame building with an intersecting gable roof--its pointed arched windows are the distinguishing features reflecting the Gothic Revival style. The Granville Haller House in Coupeville has a large center brick chimney with two gothic style pointed arches recessed in the brickwork.

Later, as the homesteaders settled in and their lives stabilized, agricultural structures such as barns, sheds and other outbuildings were erected as needed. Along with buildings, worm and plank style fences were erected to protect fields and animals, and mark property lines. John Alexander imported the first bargeload of domestic animals to Whidbey in 1852. Cattle, hogs and sheep quickly multiplied, feeding on the grasses, marshes and other rich native vegetation. Cattle became a marketable commodity and an economic asset for the settlers, selling animals and/or meat to shipowners, merchants, lumber camps, and the military as early as the late 1850s (White 1980, 48-49).

By 1860, the census reported that 74 farms were clustered on the prairie, centering around Ebey's prairie and north of Penn Cove; census takers may have missed as many as six others. Farmers did not "subdue" the land to the degree imagined. According to the census, they cultivated all of their improved land (interestingly, permanent pasture was listed as

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improved). The climate of central Whidbey forced the farmers to experiment with different crops during the first decade of settlement. Anything requiring a long, hot growing season was avoided because of the area's cool summers and long, wet winters. Once the farmers understood the limitations due to climate, the market largely determined what they chose to produce. In the 1850s, small villages and settlements, logging camps, crews from sailing ships, and the military provided an important market for almost any crop grown. On Whidbey, farmers concentrated on three staple crops: potatoes, oats, and wheat, although wheat failed to adapt to the prairies and proved unreliable (in terms of yields) (White 1980, 40, 44-45).

While farms were developing in and around the prairies, sea captains, mainly from New England and New Brunswick, also were taking advantage of the Island's resources. These men had been active in the China and East Indies trade, the whaling business, and transporting workers west to the gold fields. They also actively carried timber spars and pilings from Oregon to the booming market in San Francisco. Attracted to central Whidbey's beauty, its good harbor and valuable timber, a number of sea captains claimed land around Penn Cove. Captain Eli Hathaway's claim was on the north side of the cove; Captain Thomas Coupe claimed land on the south side of the cove in 1852. Coupe's claim eventually became the town of Coupeville; his 1854 board and batten saltbox residence, small in size and lacking noticeable architectural details, still overlooks the water. Captain B.P. Barstow claimed land at the west end of the Cove. Barstow established the first trading post on the Island and supplied it with goods brought back from San Francisco. Near Barstow's trading post was Dr. R.H. Landsdale's claim of 320 acres. This area came to be known as Coveland, a townsite Landsdale platted but never filed. Besides a trading post, Coveland had a post office and the first county "courthouse." The old courthouse was originally built in 1855 as the Grennan and Cranney store; it still stands today, carefully restored (non-historic windows were replaced and non-historic siding was removed) in the late 1980s by its current owners.

During these early years Island County comprised all of the Puget Sound area north of Olympia, and central Whidbey played an important role in the politics of Washington Territory by virtue of its position as County Seat. The first permanent settler, Isaac Ebey, was active in politics and became an important figure in the territory. Among other accomplishments, was Collector of Customs for Puget Sound, a Captain in the Washington militia, District Attorney for the Third Judicial District, and a serious contender for the Governor's Office (White 1980, 40). Ebey made frequent trips by boat to other communities in the Puget Sound region (Port Townsend, Olympia, etc.) to carry out his various duties.

With claims scattered over the prairies and along Penn Cove, there was a growing need for improved communication lines and transportation routes. The first transportation route established in the area was a road from Ebey's Prairie to Coveland, built by farmers in the spring of 1853. "Traffic" from Port Townsend arrived at the landing and often times stopped at a building known as the Ferry House. Built in 1860, the Ferry House served as an inn, tavern, mail station and freight depot over the years. From here, travelers continued on to

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Coveland which could lead them to other Island County communities or the mainland via Penn Cove. Other roads followed, built to conform to the island's natural boundaries. In the summer of 1854 settlers surveyed a road from Ebey's Prairie to Snatelum Point, a Salish village site east of Coupeville. That fall a road was surveyed from Coveland around the perimeter of the cove to Crescent Harbor, the eastern edge of white settlement. By the summer of 1855 the major clusters of settlement had been connected (White 1980, 39-40).

The importance of Coveland as a hub of activity and port diminished as Coupeville gained new status. As early as the 1850s the farmers were supplying other villages, logging camps, crews of ships, and the military with their crops. Wharves were built to accommodate the growing trade. John Robertson built a store in 1866 along Front Street, the road paralleling the Cove. By the 1870s other enterprising sea captains had established a few more commercial ventures along Front Street. These businesses catered to both the families of the sea captains and to the farmers who needed a port from which to send crops and supplies.

Beginning in the 1850s settlers on Whidbey Island undertook the difficult task of clearing forests. Primarily interested in producing marketable timber, not in clearing land, these men had, by the 1860s, made lumbering a major part of the county's economy. Settlers took timber for homes and fences; loggers cut whole sections of forest to supply mills; and farmers burned parts of the forest to create pasture land for animals. During the 1850s, the forest provided a ready cash crop in the form of pilings and spars for ships plying the coastal waters. In February of 1853, ships were loading piles and squared timber at Coveland; that spring Samuel Hancock hauled out piles in the vicinity of his claim near Crockett Lake, and H.B. Lovejoy and Captain Kinney cut spars near Snatelum Point, easy access to ships awaiting the raw goods. Homesteader Nathaniel Hill agreed to supply a cargo of piles to Captains Robertson and Coupe of Coupeville. The impact on the woodlands from this spar and pile cutting was minimal because cutting a tree was a slow and tedious process, often taking days to fell it and haul it to water for shipping. Selective logging and successful regeneration restored the forest landscape so quickly that within a few years of the end of a logging operation, the face of the forest looked untouched to the casual observer (White 1980, 80-81, 91).

In general, the period of early settlement was characterized by a slow and steady growth in the prairies and around the shores of Penn Cove. Only one short-lived but serious distraction disrupted the lives of these early pioneers: conflict with the Indians. Indian unrest was not uncommon around Puget Sound in the mid-1850s as native people experienced upheaval in their lifeways. The settlers, fearing that the friendly local Indians would turn against them, built sturdy log blockhouses for defense and protection. Haida Indians from the northern Queen Charlotte Islands did come down to Whidbey, seeking revenge for the death of one of their chiefs, and killed Isaac Ebey. The local Indians, however, remained peaceful, and the blockhouses, four of which stand today, were never needed for their intended purpose.

In summary, the theme of exploration and settlement of central Whidbey had great significance from both a local and regional perspective. On a regional level the Pacific

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Northwest remained virtually unknown to Europeans before Vancouver and Wilkes sailed through, exploring, surveying, describing and bestowing names to bodies of water and landforms. Many of the placenames survive today as reminders of these historic treks into unfamiliar territory. Glowing statements about the virtues of the Island eventually led white settlers to Whidbey's shores in the mid-19th century during the great migration west. Early arrivals first selected the rich prairies where Indians had long practiced their own methods of farming. Others claimed lands near Penn Cove, where they could take advantage of a deep natural harbor from which they foresaw the shipment of goods. With seemingly endless amounts of natural resources and access to transportation routes (Puget Sound) leading to established communities to the south, central Whidbey settlers could only prosper. The patterns of settlement created by these individuals followed the island's natural landforms - its water edges, upland ridges, and densely forested woodlands - yet these people shaped the land as they needed to fit their purposes. To a degree they were shaped by the land itself: instead of carving out symmetrical claims across the landscape of central Whidbey, settlers tried to get the best lands they could, resulting in odd-shaped parcels squeezed against each other. A few transportation routes - rough wagon roads at first - connected most early settlers together and to places of trade. These roads often followed Donation Land Claim boundaries and are still evident today. Commerce developed early on, with sea captains sailing south carrying island timber to San Francisco. Wharves along the cove became places of trade for captains and farmers. Island County became known as a place of old settlers and longtime residents. In 1870 the census revealed that 8 of the 9 original families on Ebey's Prairie were still farming, 20 years after they had arrived. The tendency for these people to remain on their claims was directly related to how fertile their land was. Whidbey was known as the garden spot of the Pacific Northwest for good reasons and the prosperity of the farmers and success of the merchant sea captains proved this to be true. Furthermore, the area attracted men of culture and education, many of whom became active in local and regional government affairs. The architecture of this early era is simple, typically lacking a distinct style, but functional and straightforward. The oldest buildings still standing are either log (residential and blockhouses) or saltboxes of milled wood. In the 1930s, 18 of these historic structures were recorded in the Historic American Building Survey; 15 are still standing, over half a century later.

The period of significance for the historic context of exploration and settlement in the Reserve was determined by pivotal events which occurred there. Key dates during the exploration era stand out, such as 1792 with Vancouver's exploration of Puget Sound and Wilkes' survey in 1841. The years 1850 - 1870 represent a distinct era in the Reserve's history, when settlers began arriving in a regular wave. By the later date, settlement was still an ongoing activity, but the nature of the activity had changed. Settlers were no longer coming to "tame a wilderness;" that had already been accomplished. Rather, the later arrivals came to the area to join in the good fortune that was allowing central Whidbey to grow and develop into a sizable community.

The historic resources associated with the period of early settlement and significant

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under the themes of ARCHITECTURE and SETTLEMENT are as follows: [* denotes 1973 National Register listing]

- *Blockhouses, 1855-57 (4) Alexander; Crockett; Ebey; Davis
- *Old Power Place, 1860
- *John Robertson House, 1864
- *Colonel Granville Haller House, c.1866
- *John Robertson's Store, 1866
- *Mary Fullington House, 1859
- *Joseph Libbey House, 1870
- *Swift/Race House, 1852
- *Thomas Griffith House, 1869
- *Captain Thomas Coupe House, 1854 (also significant under National Register criterion B, for its association with Captain Coupe, the founder of the town of Coupeville)
- *Old Courthouse (Grennan and Cranney Store), 1855
- *John Crockett House, 1858
- *Harmon/Pearson/Engle House, 1858
- *Jacob Ebey House, 1855
- *Ferry House, 1860
- *Robert Crosby Hill House, 1865
- *Hugh Crockett House, 1868
- *Samuel Libbey House, c. 1860
- *Charley Terry House, c. 1866
- *Colonel Walter Crockett Farm, 1860

Many of the above resources are also significant for their association with agricultural land use patterns first established during the period of early settlement in the 1850s and inextricably tied to settlement.

Roads considered as contributing structures within the historic district are as follows:

- 1853 road from Isaac Ebey's claim to Coveland (Ebey Road/Terry Road);
- 1854 road from Coupe's claim to Kineth claim (Parker Road);
- 1855 road from Alexander claim to Penn Cove (Main St.)

Dating from between 1852 and 1870, these resources are significant under National Register criterion A, for their association with early settlement; eligible under criterion B, for their association with significant persons including Isaac Ebey and Captain Thomas Coupe; and under criterion C, because they represent distinctive styles, types and methods of construction dating from the period of early settlement. These resources continue to reflect

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these important historic themes in their overall appearance, including location, setting, materials, workmanship, design, feeling and association. See attached inventory cards for specific information about each eligible or National Register listed property.

COMMUNITY DEVELOPMENT, 1871-1910

This era in the history of central Whidbey Island is characterized by an increase in population and the shaping of the early scattered settlement into a cohesive community. Land values in central Whidbey increased quickly as word spread that the area held rich, fertile farm lands, was well-treed, and was easily accessible to other developing areas such as Port Townsend across Admiralty Inlet. This increase in value often benefitted the original claimants of land or their descendants. Although the island was known as a place of old settlers and long-time residents, some original owners sold their claims early to newcomers, and moved on to claim other lands nearby, often making a profit on the sale. R.H. Lansdale, for example, had claimed the fifth donation land claim in the county, but also had a claim in the vicinity of Oak Harbor, on the north side of Penn Cove (outside the Reserve). Later arrivals were forced to either buy lands from the original settlers, claim marsh land, tide land, or forest land, or lease lands from owners. Between 1870 and 1880, many individuals began moving onto lands considered inferior by many farmers. Farms continued to increase in number in central Whidbey, particularly on Ebey's Prairie. Records show that renters and sharecroppers worked over one-third of the farms on Ebey's Prairie and nearly the same around San de Fuca. Newcomers chose to rent fertile land rather than own and work marginal land outside the prairie areas (Cook 1973, 23; White 1980, 54-57).

The settlers who chose to own forest or marsh lands often faced difficult and tedious tasks of preparing these lands for farming. Before one could plant crops, land needed to be cleared and stumps removed, which required an enormous amount of labor. Marshes needed to be drained before they could be cultivated. Many farmers simply used these areas for grazing until the 1880s when reclamation efforts began in a limited fashion. Farmers who did locate to the area during the later period of settlement, between 1860 and 1880 were generally not as successful as the first settlers given the nature of the lands they were able to work and the value of the earliest farms on the island continued to rise in value year after year (White 1980, 56, 59-61).

Land speculation arose as early as the late 1860s. Between 1869 and 1872, speculators had obtained large holdings in Island County after hearing rumors that the Northern Pacific Railroad would locate its western terminus in Coupeville. One individual purchased nearly 20,000 acres; others purchased a total of nearly 60,000 acres from the government on both Whidbey and Camano Islands to hold, much of which reverted to the government once the railroad decided on Tacoma, Washington as the end of the line. Extensive land speculation on Whidbey did not end until the late 1890s (White 1980, 58-59).

Farmers coming to Island County after 1860 were primarily market farmers, and

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subsistence farms were few. As was the case early on, the market dictated what the farmers grew, how much they grew, and how they grew their crops. Changes and reforms in farming technology assisted the farmers and improved their methods. Improved roads, rail lines, and shipping permitted the farmers' produce to travel to faraway markets. Competition from California and eastern Washington markets resulted in Whidbey Island farmers adapting their ways, changing crops and farming methods. Some individuals took up sheep raising and grew feed crops, altering the face of the landscape of central Whidbey. More forests were cleared for grazing. Overall, a strong and innovative agricultural community was evolving and developing between 1880 and 1890 despite a period of erratic crop production (White 1980, 61-64).

Beginning in the 1890s, farmers in Island County began planting orchards to supplement the potato and grain crops. Although small numbers of fruit trees were planted by early settlers, these were more of a subsistence nature because of the lack of a viable market. By 1896, however, the county had several hundred acres planted in fruit. It is difficult to ascertain how many of these were within the boundaries of the present-day Reserve (White 1980, 64).

In general, then, the planting of one crop one year, only to have it replaced by a different crop the following year, was typical for central Whidbey Island. This simply reflected the farmers' awareness of the market and their willingness to adapt as necessary to meet the demands of that market from one year to the next. One stabilizing factor which guaranteed some farmers some security was the arrival of Chinese tenant farmers beginning in the late 1800s. Initially, the Chinese were farm laborers, but by the turn of the century many had become tenants, comprising 28 percent of the renter/sharecropper workforce in the area. Anti-Chinese sentiment arose as white residents of Coupeville and elsewhere in central Whidbey became alarmed that the Chinese were not spending money locally, and were earning large amounts of money from farming small plots of rich, prairie farmland. This resulted in vigilantes espousing the removal of the Chinese and threatening the white landlords who rented to the Chinese. By 1901, most prairie land owners agreed to refuse to rent to the Chinese. By 1910, the Chinese population had dwindled to a mere 28; by 1920 only 8 remained (White 1980, 64, 66).

The years between 1880 and 1900 saw the interactions of Coupeville merchants and farmers working to develop an economically stable community. New roads were constructed, adding to the existing circulation network which linked friends and family to each other and to points of access off the island facilitating the movement of goods. General services improved to meet the needs of a growing community. Agricultural activities continued as farmers experimented in their search for a stable cash crop. Less fortunate farmers began to sell off parcels of their original claims, resulting in increasing numbers of smaller properties.

The growing prosperity of the community is evidenced in the type and style of buildings constructed in central Whidbey during this era. Technological advances not only made some aspects of farming easier, it provided machine-milled lumber for carpenters to

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construct buildings more intricate in plan and with decorative embellishments not found on the Reserve's earlier structures. This trend occurred both in the prairies and in Coupeville, where successful merchants and others constructed larger homes on parcels available after Thomas Cranney (Captain Thomas Coupe's son-in-law) platted Coupe's claim in 1883 as a townsite (Gilbert 1984, 14).

The prominent architectural style during this period of development was Queen Anne, with a few examples of the mansard-roofed Second Empire and the Italianate styles. In many respects, these buildings are vernacular renditions of these styles; that is to say, in larger communities or cities, the architecture would reflect high style versions of the Queen Anne, Second Empire and Italianate. Here in the Reserve, stylistic features and characteristics of these styles are evident but applied somewhat sparingly in comparison. Coupeville's proximity and accessibility to established cities such as Seattle and Port Townsend, however, enabled pattern-book carpenters with decorative building materials to come to central Whidbey Island to ply their trade.

In the Reserve, the Queen Anne style is a varied and rich one in its ornamentation and form compared to the structures built by the first homesteaders. They generally, though not always, are not one simple volume but are composed of a number of parts, including towers, dormers, bay windows, and corbelled center or end brick chimneys. Wall surfaces such as coursed shingles, clapboards, and inset panels of decorative wood are combined with irregular roof lines and decorative wrap-around porches to create a visually interesting building. Windows may include small square or diamond-panes, round-topped windows, and the more ubiquitous 2-over-2 double-hung or single-hung window sash. Some excellent examples of the Queen Anne style include the Elisha Rockwell House (1890), the Dr. White House (1894), the Clapp House (1886), and the E.O. Lovejoy House (1890), all of which are listed in the National Register of Historic Places.

Examples of the Italianate style include the Jacob Jenne House (1889), the John Gould House (1894) and the John Kineth House (1887). These residences all share similar attributes of the style, including a blocky, square shape with additions or extensions breaking out from the main structure; 1-2 stories in height; low, hipped roofs; wide cornices; horizontal wood siding; bay windows; corner boards; and ornamental elements such as bracketted eaves, inset wood panels, and decorative porch braces.

The only two examples of the Second Empire style in the Reserve are located in Coupeville--the James Zylstra House (c. 1889) and the Ernest Watson House (1886). Both are small in scale, square in shape, and have wood-shingled mansard roofs (one with decoratively cut shingles), pedimented and arched windows in dormers, corbelled center chimneys, bracketted eaves, decorative porch braces, and 2-over-2 wood frame double-hung sash.

Simpler, wood-frame houses with attributes of the Queen Anne or other styles in their entries, porches, doors, or windows, are considered vernacular with Queen Anne and Italianate style elements. Examples of this style include the A.B. Coates House (1892) with its

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2-story bay window and pedimented entry porch with decorative vergeboard on an otherwise unadorned square, hip-roofed building; the Highwarden House (1888) with its 2-story bay windows on two facades and a porch with decorative brackets and vergeboard; the Alvah Blowers House (1874), which exhibits both Italianate features (bracketing) and a continuation of the Greek Revival style in its entry (transom and sidelights); and the Leach House (1883) with its square shape, low, hipped roof, decorative bracketed cornice and decorative porch brackets.

Unembellished or unadorned residential buildings, referred to as Vernacular Farmhouses, are numerous throughout the Reserve. These are characterized by their severe simplicity, functionality, and straightforward appearance. Typically they are 1-1/2 stories with a gable roof, and are an "L" or "T" shape in plan. A corbelled center or end brick chimney, multi-paned windows, simple frieze boards beneath the roof eaves, and plain window surrounds and corner boards serve as their primary distinguishing features. Examples of vernacular farmhouses in the Reserve include the Horace Holbrook House (1895), a simple rectangular house, gable roof, and a gable-roofed entry porch that has decorative "stickwork" knee braces; and the Frain House (1892), with its combination shingle and clapboard siding.

The town of Coupeville grew into the dominant port and commercial center for the island. By 1883 Coupeville had hardware stores, drug stores, hotels, saloons, a blacksmith shop, a courthouse, schools, a post office and churches. Coupeville's growth was based on providing services to the farming community and exporting local goods. Steamships made daily trips to and from Seattle bringing mail and supplies to Coupeville, San de Fuca and Monroe's Landing on the north side of the cove, providing residents with a steady supply of goods and wares. In 1884 the *Island News* reported that:

Coupeville is one of the pleasantest towns on Puget Sound, situated on Penn's Cove, and is the county seat of Island County. This town is comprised of two stores of general merchandise, one drug store, three hotels, two saloons, one blacksmith and wagon shop, courthouse, post office, schoolhouse, and about twenty-five dwelling houses, a church of the Methodist denomination, and efforts are being made to organize an Episcopal Church. There is daily communication with all points on the Sound, and the town is backed by the very best of farming country. While we don't put on any airs as some of the would-be towns on the Sound,...there is not a town on the Sound that has improved as rapidly or so permanently as Coupeville has during this past year. Real estate has enhanced in value more in the past year than in the previous ten years....(Cook 1973, 124-5).

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Sunnyside Cemetery, named after Jacob Ebey's farm overlooking Ebey's Prairie, is the only cemetery within the Reserve. Land totalling 1-1/2 acres for the burying ground was deeded to the county in 1869 by Mrs. Mary Bozarth. Lands purchased and platted by nearby local settlers John C. Kellogg and A. Win Cook surrounded this early parcel; some lots were sold but eventually the land was turned over to the county, increasing the size of the burial ground to its present configuration. Isaac Ebey's wife Rebecca was the first to be buried from the local community (1853).

Although not a prominent feature of the community, Sunnyside Cemetery is an integral part of the Reserve, has great historic significance for its association with the early settlers, and is important to the local residents. The establishment of a community cemetery reflects a level of development and stability within an area. Family plots carefully layed out reflect a period design principle not apparent in the newer section (to the north). Many early family plots have ornamental iron work for railings and gates which surround the typically square plots. Stone was shaped to give the appearance of highly finished, rusticated blocks and used as foundations for many of these burial plots. Ornamental plantings such as iris, lilac, and rose can be found throughout the older part of the cemetery, beautifying the final resting places of these pioneers. As one strolls the grounds, one reads on the individual stones and monuments the names of these early settlers, names which also denote specific places, areas, and even roads in the Reserve today. The Crocketts (Crockett Lake and Crockett Prairie), Ebey's (Ebey's Prairie, Ebey's Road, and Ebey's Landing), Lovejoy's (Lovejoy Point), Hill (Hill Road), Engle's (Engle Road), Smith (Smith Prairie), and Coupe (Coupeville), are all remembered through the placenames found throughout the Reserve.

In contrast, during the 1880s three other towns were planned, based largely on speculation, but never amounted to anything of importance. Chicago and Brooklyn along Keystone Spit and San de Fuca along Penn Cove (near Coveland) all developed as "boom towns" in a flurry of highly speculative growth. While all three were platted and some development occurred, none survived as a viable town into the 20th century. Only a few vestiges of development are still extant in San de Fuca, where some residential and commercial buildings, and a school, remain (Gilbert 1985, 8).

Coupeville's Front Street, the road that runs alongside Penn Cove, is the core of the historic commercial district within the Reserve. Front Street is a cohesive mix of business and residential buildings that retain their visual and physical connection to the cove and to each other through common architectural features. Most of the buildings along this street are wood-frame buildings, 1-to-2 stories in height, sited close to the street, with a false front. The vertical extension of the front of a building beyond the roofline creates the false front style. Virtually always used for commercial purposes, false front buildings gave an air of dignity and permanence to a quickly growing town by providing visual continuity along the street. These buildings, in their ornamentation, usually echoed the architectural styles of the day, and the Italianate style was one of the most popular. Broken parapets, bracketed cornices, horizontal wood siding, plain corner boards and window surrounds, and large, glass storefront

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windows are some of the characteristics of the buildings along historic Front Street. This style of building was erected between 1880 and 1909, and can be found elsewhere in the Reserve where commercial or service-oriented businesses developed--specifically in San de Fuca and Prairie Center. Some excellent examples of this type and method of construction include Pat's Place/Tyee Cafe (c. 1905), Puget Race Drug Store/Old Town Shop (1890), Judge Still's Law Office/The Cove (1909), Liberal League Hall/San de Fuca Community Chapel (1906), the Elkhorn Saloon (1883), and the Coupeville Cash Store (1886). Tom Howell's Barbershop (formerly Mitchell's Antiques), was built in 1936 following the stylistic designs already in place on Front Street: it is a 1-story, wood-frame building with horizontal lapped siding, a decorative parapet, and two transomed entry doors flanked by large glass storefront windows. Although erected years after the main period of false front construction, this building maintains the rhythm, design and materials found in the other Front Street buildings.

Front Street also has commercial structures that are not of the false front style of construction. These range in date from the 1870s to the early 20th century. Typically small in scale (1 story), they are of wood-frame construction with horizontal board siding, gable roofs, and plain door and window surrounds and corner boards. The Sedge Building/This 'N That Shop (1871) has a Greek Revival style entrance with a central recessed entry with transom lights above large multi-paned glass storefront windows; it also has a significant amount of architectural detail in its decorative trim--Eastlake Style in its application--around the fenestration on the primary (Front Street) facade. The Samsel/Zylstra Law Office (1904) appears more vernacular in its appearance: it has a jerkin-head roofline, horizontal wood siding, plain door and window surrounds, corner boards, and a pedimented center entry. The 3-story Glenwood Hotel stands as a lone sentinel on the east end of Front Street facing the cove. Its design, materials, and workmanship continue to reflect the era in which it was built (1889); it has Queen Anne style elements, including a 2-story bay window, bracketted cornice, and multi-paned windows.

Other buildings and structures of significance reflecting Coupeville's development into a sizeable and stable community are the churches and their associated buildings, the Masonic Lodge, former schools, and the wharf and dock. These properties, some previously listed in the 1973 National Register nomination form, are integral components of the cultural landscape, although the churches, for example, must be considered exceptions under the criteria for listing in the National Register. See attached inventory cards for specific information about each property.

The Congregational Church, now St. Mary's Catholic Church, was built in 1890. It is an imposing structure, sited on a knoll overlooking the town of Coupeville. The large structure has intersecting components and a striking belltower on the northwest corner, creating an interesting if not complicated building form in the Queen Anne style. In 1934, the Corporation of the Catholic Bishop of Seattle purchased the building and since that time has been known as St. Mary's. In 1988, non-historic vinyl siding was placed over the original wood siding which is still intact beneath, and a new addition was placed to the east. The

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addition is clearly distinguishable from the original, and is used for services and educational purposes. Despite these changes the church retains integrity and remains an important architectural landmark for the community. The removal of the vinyl siding on the historic church is an option should the parish desire to restore the church to its original appearance. A home for the church's reverend was built directly across the street from the stately Victorian structure. Built in 1899, Reverend George Lindsey's house is reminiscent of the church: intersecting gable roofs with decorative Queen Anne style woodwork, bracketed cornices, a wrap-around porch, and bay windows are a complement to the ornate church across the way.

The Methodist Church was built in 1894 by local builder Howard Lovejoy on the site of the original Methodist church which had burned down the previous year. It is a rectangular wood frame structure with a gable roof and intersecting gable-roofed projecting bays on the north facade. A square belltower is attached to the northeast corner of the building. Gothic arched windows and decorative woodwork create an ornate ecclesiastical structure. In 1908 a building was added to the property to the west of the main church; in later years, this structure was connected to the church. While compatible in materials, scale, mass, and shape to the original church, it is clearly discernible from the Queen Anne style church of the late 1890s, and does not diminish the integrity of the historic building. The Methodist Church built a parsonage in 1889 to the north of the church, in the town of Coupeville. It is wood-frame, square, hip roofed, 2 story, with a simple front porch across the north facade and a bay window on the east facade. Two over two windows, plain window trim and corner boards, and stickwork-like patterning in the cornice beneath the overhanging eaves of the roof create a vernacular building of simple elegance. An addition that duplicates the original historic design and pattern of the house was built in the mid-1980s. This addition does not diminish the historic or architectural integrity and significance of the property.

The Masonic Lodge building was constructed in 1874 by John Alexander. It is a simple, large, rectangular building, 2-1/2 stories in height with a gable roof. Heavy fluted Doric columns support a one story overhang which creates a front porch on the east side. The building appears much as it did historically except for the addition of asbestos shingle exterior siding and a small, gable roofed entry overhang on the south facade. A prominent landmark along Coupeville's Main Street, the Masonic Lodge still retains its historical associations to the community.

Coupeville's wharf and warehouse were built c. 1900-1905. The wharf extends 400 feet out into the water and is constructed of wooden piers and heavy planks. Sited at the end of the wharf and supported by piers is the warehouse. It is a rectangular frame building covered with shiplap siding and an intersecting gable roof which creates a hip-roofed appearance on the southwest facade. Extensions and additions include a square tower, which was removed c. 1987, a small, shed-roofed addition on the north side, and a small, wood-frame, shed-roofed storage building on the deck of the wharf (detached from the warehouse). The structure, after sitting dormant for many years, was adaptively re-used to house a restaurant/supply store for boaters and visitors. This resulted in windows being added to the south, east and north

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facades. These changes have been positive for the long-term preservation of the building. Two floating boat docks attached to the east end to accommodate the growing numbers of boaters visiting historic Coupeville were added in the 1980s. None of these additions or alterations has detracted from the property's historic or architectural significance. It represents the continued use of simple, unadorned structures built for functional purposes that are found throughout the Reserve.

Another major impact on settlement patterns on central Whidbey near the turn of the century occurred as the military began construction of Fort Casey on Admiralty Head. The need for a military post on Whidbey Island was clear. Bordering the Strait of Juan de Fuca, central Whidbey formed the gateway to all of Puget Sound and in the era of Naval fortifications it had great strategic importance. Fort Casey Military Reservation was built in the central portion of the island on Admiralty Head as part of a three fort defense system designed to protect the entrance to Puget Sound. Forts Flagler and Fort Worden across the inlet were the other two installations which kept guard against hostile fleets entering the Sound and attacking the cities of Seattle, Tacoma, Olympia and Everett. Technological advances in the science of warfare made fixed coastal batteries obsolete during World War II, and Fort Casey was soon determined to be no longer needed for national defense purposes. But Fort Casey is significant as a unit in the first adequate project undertaken by the U.S. for the protection of the important section of the Pacific Northwest lying north of the Columbia River, and it is a superb example of a type of defense installation which was once of major importance in the military program of the U.S. It is symbolic of a great strategic idea which once dominated American military planning (Hussey 1955, 6).

The military began acquiring land for defense as early as 1850. This land, with an additional 150 acres on and around Admiralty Head, became the construction site of the fort beginning in 1897. Land had to be purchased from Dr. John Coe Kellogg, who had claimed property which included all of Admiralty Head and extended for some distance to the east along the shore of Admiralty Bay as part of his Donation Land Claim in 1853, except the northern part of the neck. Kellogg's first home on his new property was a small log cabin located at the edge of a 10 or 11 acre field near the southern tip of Admiralty Head. Years later, when the Army began to construct the Fort Casey gun emplacements, the cabin was remodeled and used as an office for the supervising engineers. Kellogg and his family did not live too long at the point, and soon built another home at Smith Prairie. Kellogg sold his 123 acre parcel to the government on April 20, 1897. An additional tract of about 27 acres was purchased on January 18, 1899 from Albert H. Kellogg and Lillian B. Kellogg. This was located immediately to the east of Admiralty Head, occupying the sandspit between Crockett Lake and Admiralty Bay. Additional lands were purchased as needed, bringing the total number of acres to 525.45 acres for the reservation (Hussey 1955, 8,10-11,28,31).

Materials, received at the fort's wharf and dock on Keystone Spit, travelled overland by wagon and mule (and later a small railroad) to various locations. As part of a growing military complex, additional roads, sidewalks, streetlights along Keystone Spit, a variety of

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buildings, numerous gun emplacements and batteries, and many other elements were added to the rural landscape in a short period of time. Large amounts of timber were cut between the years 1900-1917 in order to provide the raw materials for barracks, bunkers, residential quarters, storehouses, officer quarters and various other support structures. Keystone became a major wharf, drawing traffic to it and affecting transportation networks over the entire island. Large volumes of earth were moved in the construction of the installation, which had a significant impact on the physical landscape of central Whidbey Island.

In 1900, the first contingent of troops arrived on central Whidbey, and by 1910, the number of troops stationed at the fort reached 400. This large influx also had a significant impact on the social and economic climate of the existing community with both immediate and long-range effects. While the military supplied many of its own internal services, the raw materials and human resources needed in creating and maintaining the fort reached beyond the boundaries of the military reserve. The military became dependent upon the local community for both food supplies and people to assist in supplying services or to complete specific work projects for the installation. In many ways, the fort itself became a social center for central Whidbey. Townspeople attended ballgames, dances, movies, and other social events held on the expansive parade grounds. Over the years, many local young women married soldiers stationed at the fort and they often settled permanently on the island.

The small commercial center known as Prairie Center developed during this time. Sited at the intersection of several important roads linking Admiralty Head and the prairies to Coupeville and Coveland, Prairie Center catered to both the agricultural community as well as to the enlisted men stationed at Fort Casey. Pat's Place, located in the heart of Prairie Center, was built in 1905 by a retired military soldier and continues to serve the community today in much the same capacity as it did historically. Small residences started to infill the open space along South Main street leading north towards the cove, and south towards the fort, resulting in Prairie Center becoming more than just a crossroads in the prairie.

One of the first structures erected in the Admiralty Head area, and pre-dating the military fortification, was a lighthouse, to aid ships in navigating around the protruding landform. The original lighthouse was an unimpressive structure erected in 1861 on the brow of the bluff at the very southern tip of the point. It was made of wood and mounted only a small lamp atop its low, white, square tower. It remained useful for many years until it was replaced by the structure which still stands today (Hussey 1955, 13). This second lighthouse was built in 1901. It is a striking structure, constructed of brick with a stucco exterior painted white; and designed in the Classical Revival style. It is 2-1/2 stories in height and appears irregular in shape, with its intersecting gable and hip-roofed components massed to appear as distinct elements. A 3-story tower which formally held the light is anchored at the southwest side of the main structure. Distinct features of the building include 1/1 double-hung sash with arched window surrounds; keystones and radiating voussoirs; a classical arcade on the south facade with rondells; a decorative wrought-iron rail and decorative panelled door; string course and water table; and a stepped parapet with a finial on the south facade. No longer

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used as a lighthouse, the building became an interpretive center for Fort Casey State Park after the military surplused the installation and Washington State Parks took over management of the property.

By 1900, fifty years of logging had carved the forests of the islands into a patchwork of virgin timber, second growth, and burned lands. Virtually no sections of the county remained untouched by the axe, but substantial amounts of prime timber still remained. During the next thirty years, loggers cut or recut land in new ways using new technology. Steam technology gave loggers the capability to take logs out of the woods so efficiently and so cheaply that the exhaustion of commercial forests in the county became foreseeable. Immigrants were moving into previously unsettled areas of the county and they needed and demanded schools, roads, and services (White 1980, 95-6). The forests viewed today in the Reserve are not original woodlands.

By the early 20th century the landscape of central Whidbey--the buildings, fields, roads, towns, and military structures--reflected a complex of interrelated events, trends and physical change that in a very real sense carried human history into the fabric of the land itself.

The historic resources associated with the period of community development (1871-1910) and significant under the themes of ARCHITECTURE, AGRICULTURE, COMMERCE, TRANSPORTATION, RELIGION, EDUCATION, RECREATION/TOURISM and MILITARY are as follows:

[* denotes 1973 National Register listing]

ARCHITECTURE:

*Elisha Rockwell House, 1890; *Dr. White House, 1894; *Clapp House, 1886; *E.O. Lovejoy House, 1890; *Jacob Jenne House, 1889; *John Gould/Canty House, 1894; *John Kineth Sr. House, 1887; *Albert Kineth House, 1885-6; *James Zylstra House, 1889; *Ernest Watson House, 1886; *A.B. Coates House, 1892; *Highwarden House, 1888; *Alvah Blowers House, 1874; Leach House, 1883; *Captain Holbrook House, 1874; *Cyrus Cook House, 1876; *Horace Holbrook House, 1895; Frain/Burton Engle House, 1892; Sunnyside Cemetery; *Reverend Lindsay House, 1889; Methodist Parsonage, 1889; Grove Terry House, c. 1880; *Fred Nuttal House, 1888; *Jacob Straub House, 1890; *Sam Keith House, 1895; *John Kineth Jr. House, c. 1897-1900; *Will Jenne House, 1890; *Sam Hancock House, 1891; *Gillespie/Bird House, 1891; *LeSourd House, 1892; *Parker House, 1890; *John Gould House, 1896; *Ed Jenne House, 1908; *Captain Thomas Kinney House, 1871; Sam Crockett House, 1890; *Monroe/Kennedy House, 1899; Hingston Rental House, 1880; Armstrong/Trumbell/Iverson House, 1905; *Armstrong/Scoby House, 1895; Van Dam Place, 1904; "Windy Hill," c. 1890; Art Holmburg/Darst Rental House, c.1905; Carl Gillespie House, 1903; Nichols/Bennett House, 1893; *Sargeant Clark/Madsen House, 1892; James Wanamaker/Martin House, 1892; Bearss/Barrett House, 1893; Morris/Reynolds House, 1910; Ives/Jeffers House, c.1890; Stark/Jeffers House, 1890; Charles Angel/Rojas House, c. 1890; Newcomb Property, c.1908; Newcomb

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House, c.1908; Benson/Dole House, c.1890; Mock House, 1904; Johnson Rental/Howe Property, c.1900; Booth House, 1905; King Place/McCabe House, 1905; Black/Lindsey House, c.1900; First Methodist Parsonage/Jeffers Rental House, c.1880; Hesselgrave/Bagby Rental House, 1890; Clapp/Ghormley House, c.1890; Ervin Rental House, c.1890; Chris Solid House, c.1906; Chromy House, c.1905; Howard/Lindsey/Staal House, c.1890; Coupeville City Hall, c.1900; Vaugh/Anderst Rental House, c.1910; Williams House, 1896; Thomas/Sullivan House, 1910; Libbey House, 1904; *Whid-Isle Inn, c.1905; Walton Aubert House--Fiddler's Green, 1907; Ralph Engle Farm, c.1900; John LeSourd/Sherman Farm Housing, 1888; Glazier/Herrett House, c.1892; Gallagher Place/A. Sherman House, 1890; Old Boyer Place/Wolf House, c.1900; Tuft House/Dale Sherman Property, 1908; John Gould/Miller House, 1910; Schulke/Steadman House, 1910; *San de Fuca School, 1903; San de Fuca Community Chapel, 1906; Dr. White's Office, 1905; Pat's Place/Tyee Cafe, c.1905; *Masonic Lodge No. 15, 1874; *Gillespie Meat Market, 1887; *Terry's Dryer, 1897; *Puget Race Drug Store/Old Town Shop, 1890; *Elkhorn Saloon, 1883; *Coupeville Cash Store, 1886; *Sedge Building, 1871; *Glenwood Hotel, 1889; *Island County Abstract Office, 1890; *Island County Times Building, 1906; *Judge Still Law Office, 1909; *Whidbey Mercantile Company, c.1875; *Island County Bank/Vracin Office, 1892; Samsel/Zylstra Law Office, 1904; Coupeville Courier Printing Office, c.1905; Courthouse Vault, 1891;

AGRICULTURE:

Charlie Mitchell Barn, 1900; LeSourd Grainery and Barn, 1900-1923; Hancock Grainery, c.1895; *Cyrus Cook House, 1876; *John Kineth Jr. Farmhouse, c.1900; Ralph Engle Farm, early 1900s; *Harmon/Pearson/Engle House, 1907,1927; Gallagher Place/A. Sherman House, 1890; *Samuel E. Hancock House, 1891; *Ed Jenne House, 1908; *Elisha Rockwell/Engle Farm, 1890; Gilbert Place/Eggerman House, n.d.; Tuft House/Dale Sherman Property, 1908; *Sam Keith House, 1895; Reuble Farm, 1921; Old Anderson Place, 1902;

COMMERCE:

Pat's Place/Tyee Cafe, c.1905; *Puget Race Drug Store/Old Town Shop, 1890; *Elkhorn Saloon, 1883; *Coupeville Cash Store, 1886; *Sedge Building, 1871; *Glenwood Hotel, 1889; Fisher/Hingston/Trumbell General Store, c.1903; *Gillespie Meat Market, 1887; *Terry's Dryer, 1897; *Island County Abstract Office, 1890; *Island County Times Building, 1906; *Judge Still Law Office, 1909; *Whidbey Mercantile Company, c.1875; *Island County Bank/Vracin Office, 1892; Samsel/Zylstra Law Office, 1904.

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TRANSPORTATION:

*Coupeville Wharf and Dock, c.1905; Ebey's Landing
(landform).

RELIGION:

*Methodist Church, 1894; *St. Mary's Church, 1889;
Methodist Parsonage, 1889; First Methodist Parsonage,
c.1880; *Reverend Lindsey House, 1889.

EDUCATION:

*San de Fuca Schoolhouse, 1903; *Old Grade School, 1890;
*Masonic Lodge No. 15, 1874.

RECREATION/TOURISM:

*Whid-Isle Inn, c.1905; Newcomb Property, c.1908; Newcomb
House, c.1908; Walton Aubert House--"Fiddlers Green", 1907;
Schulke/Steadman House, 1910.

MILITARY:

*Fort Casey Military Reservation, includes Casey Conference Center
and Fort Casey Officers' Quarters/Bed and Breakfast, lighthouse,
remnant wharf and building, remnant bridge, storage buildings,
pump house, and Coupeville City Hall, 1900-1911.

Dating from between 1871 and 1910, these resources are significant under National Register criterion A, for their association with the era of community development (agriculture, commerce, transportation, religion, education, and the military all being important themes during this historical era); and under criterion C, because they represent distinctive styles of architecture and types and methods of construction dating from the period of community development. These resources continue to reflect these important historic themes in their overall appearance, including location, setting, materials, workmanship, design, feeling and association. See attached inventory cards for specific information about each eligible property.

The Fort Casey Military Reservation may also be eligible for the National Register under criterion D, because of all of the remnant structural elements that are extant throughout the property. Because the area has not been surveyed for historical archeological resources, this criterion will not be considered for this amendment.

COMMUNITY STABILIZATION AND TOURISM/RECREATION DEVELOPMENT,
1911-1945

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The community of central Whidbey Island remained relatively stable over the next several decades. Coupeville's growth was gradual, with new residential neighborhoods and Prairie Center spreading the city south and east. During World War I, military activity increased at Fort Casey with the construction of map rooms and gun escarpments. Though never actually fired at enemies, the guns at the fort were among the largest on the West Coast. The presence of the fort continued to have positive social and economic impacts on the rural community.

A movement to get people to settle on logged-over lands in the county was not successful. These lands were neither fertile nor ready for the plow. Elsewhere on the island things were changing faster. Island County's population doubled between 1900 and 1910, and continued to increase during the 1920s; the number of farms in the county tripled between 1900 and 1920. The Depression had repercussions and the county lost population between 1920-30 and the number of farms decreased. Most farmers turned from crop farming to other types of agriculture. In Island County this meant dairying, raising poultry, and growing berries. Dairy farming, as measured by the number of milk cows, dominated county agriculture, reaching a peak around 1916. After the war, chicken raising boomed. It was chicken farming and berry farming that supported agriculture between the wars. No matter what type of farming was undertaken on these logged-over lands, these farmers had to compete with the farmers growing crops on fertile prairie lands (White 1980, 114-5, 118, 128-9).

Agriculture continued to dominate land use in the prairies. In San de Fuca, however, soils could not withstand intensive crop production and many farmers switched to less intensive feed crops and pasture lands. Two new trends, tourism and recreation, brought new changes to the landscape, just as they continue to influence the economy and physical development of the Reserve today.

By the 20th century, the geographic isolation of Whidbey Island from the mainland had become more figurative than real. Only a few miles away, urban centers such as Seattle were spreading. Island County remained primarily rural--a countryside of farms, logging camps, and small villages. But its proximity to rapidly developing places was readily apparent (White 1980, 142).

The county was becoming more accessible. Following the sailing ships of the 19th century, steamship and ferry travel remained the only means of access to Whidbey Island into the early 20th century. A new ferry service began across Deception Pass in 1913, supplementing the regular steamers from Seattle to Coupeville and Oak Harbor. A summer ferry from Keystone to Port Townsend on the Olympic Peninsula began to operate about the mid-1920s (White 1980, 142-3). The steamer "Fairhaven" connected Coupeville, San de Fuca and Monroe's Landing (to the north) directly with Seattle on a daily basis. In the 1920s, ferry service linked Whidbey Island with the mainland at the south end of the island.

As the automobile became a household item, Whidbey Island residents sought the

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construction of a bridge to the mainland at Deception Pass to the north. The Deception Pass Bridge Association, during the "Good Roads" movement, lobbied strongly until it received its wish in 1935: a bridge was completed linking the north end of the island with the mainland. Years of isolation ended with a ribbon-cutting ceremony atop the bridge that spanned a treacherous but beautiful water passage. Boosters for the bridge, who had been fighting for one since 1908, hailed the bridge as the dawn of a new era for the island, and finally Whidbey's scenic beauty would be "...easily accessible to all" (White 1980, 143).

The island was promoted as a place for wonderful outings and romantic interludes. By the 1920s, automobile owners could participate in special Sunday tours of the island. City dwellers came to Whidbey and rented cabins for the day, a week or longer. Some even built cottages in the woods and along shorelines. Visitors enjoyed the pleasant weather while sightseeing, beachcombing, or just resting and relaxing. In 1929, Coupeville began the Water Festival, which was held annually until the 1940s and recently revived for the first time in 1992 (White 1980, 143).

Providing for the needs of summer visitors became a significant part of the county's economy and land use was increasingly influenced by demands for recreation. Scenery and recreation became new ways of promoting economic development and growth, which ultimately provided additional tax revenue for the county (White 1980, 146).

Most of the tourist industry first focused on Penn Cove because of its recreation potential and scenic views. In 1901, Lester Still, a local lawyer, judge (first one in the area), and entrepreneur, purchased property near Coveland and began a resort development. The property, a densely-wooded point projecting from the cove's south shore, came to be known as Still's Park. By 1907, small wood frame cabins existed in conjunction with a larger structure, the Whid-Isle Inn. Constructed of logs and overlooking the cove, this 2-story rustic hostelry welcomed both locals and visitors from Seattle and elsewhere. Arriving by steamer at the Inn's landing, guests enjoyed a quasi-wilderness experience which included boating, fishing, and relaxation. Before long, the Whid-Isle Inn gained a solid reputation for good meals and hospitality, eventually drawing more than seasonal guests. While the automobile replaced the steamship and contemporary seasonal and permanent homes replaced Judge Still's cabins, the picturesque inn continues to attract guests year-round.

East of Still's Park along Penn Cove, a small beach resort catering to the "recreation-minded" developed at Good Beach. For many years, the Smith family owned nearly all of Good Beach and its tidelands. In the 1910s and 1920s, they built several small cabins with the intention of renting them out to fishermen. Lining the beach, tourists could spend the night in these cabins for a few dollars. Adjacent to the cabins, Frank Pratt, Jr., a wealthy local property owner, had two small boathouses built to protect and store his valuable hand-made teak sailboats. Over time, the attraction of the cabins diminished and the Smiths sold off parcels of Good Beach. The cabins were moved back from the shoreline to make way for larger homes, or torn down. Two cabins stand today nestled in the trees that define the boundary of Good Beach. The two boathouses also remain intact, appearing much the same

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as the day they were built.

Across the road from the Whid-Isle Inn, Kennedy's Lagoon opened in the 1920s catering to tourists and locals. Gil Kennedy, a former sheriff, believed his property was an ideal spot for swimming and fishing. He built small cabins and had a supply store and gas station for his guests. For a daily fee, swimmers could use the lagoon and the diving platform Kennedy built in the saltwater pond. In the 1950s, the land around the lagoon was subdivided and a few year-round residents replaced most of the small cabins, but the character and scenic qualities of the lagoon have been preserved.

By the 1920s there were numerous summer homes on the island and the desire for more led to demands for more and better roads to be built along the shorelines to open the area up for further summer home development. By the end of the 1930s, catering to summer visitors and summer residents had become a big enough business to rank with logging and agriculture in the economic hierarchy of the county (White 1980, 147). The vicinity of Penn Cove became the chosen location for these second homesites. Land was available and views were lovely. Points of land jutting out into the water, including Blower's Bluff on the north side of the cove, Snakelum Point, Long Point, and Good Beach were some of the more desirable areas to build summer residences or cottages.

If any one architectural style can characterize this era, it would be the popular Bungalow Style. The popularity of this building type was based on its economical attributes (it was inexpensive to build) and it provided comfortable living spaces. Beginning in 1910, examples of this style were built within the Reserve. Low gable rooflines, extended eaves supported by knee braces, long porches to take in cool breezes and scenic views, and simple architectural details are the primary characteristics of these homes and cabins. The Howell House (1915), the Ed Clark House (1917), the Chancey House (1916), the Henry Arnold House (1923), and the Bergman House (1938) are examples of this style of construction. As the 1920s approached, more elaborate bungalows were constructed. Otto VanDyk, a local contractor, built many residences in this style. The finest and only Craftsman style bungalow in the Reserve is the Cushen House built c. 1916 by VanDyk. Additional bungalows by him and others include the Higgins House (1917), and the Partridge House (1920) in Prairie Center. These and others contribute to our understanding of this important era in Reserve history.

In the late 1920s and in the early 1930s, a small amount of building occurred although the Depression slowed construction down considerably. Often times small beach cottages were transformed into larger, more substantial (though still modest) homes such as the Fisher Place in Kennedy's Lagoon, built in 1928. Some new homes were constructed maintaining the designs of the old; the Melvin Grasser House, for example, was built in 1932 and continues the scale and massing of the vernacular farmhouses of the 19th and early 20th centuries; and the Smith Cottage, built in 1933 near Good Beach, was built with materials sympathetic to the surrounding environment.

The 1930s were a period of severe stylistic simplicity in Coupeville, but around Penn

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Cove, a few homes were built with some attention to architectural detail and a sensitivity to the environment in their design, scale, and materials. The O'Leary Cottage and the McAllaster Cottage at Snakelum Point are examples of unique beach homes along Penn Cove; they are picturesque in their design, materials, and workmanship, and their size and scale reflect this early era of second or summer home building.

For the most part, though, the structures built during the 1930s were extremely plain in design, scale and massing, all evidence of the economic climate and the overall changes that architecture was going through in this country. The Morris House built in 1930, and the Clark House built in 1938 are good examples of residential buildings reflecting this era of Reserve history. Simple shapes, uncomplicated rooflines, plain and few windows, and a generally unadorned building represents the building appearances during this era.

Commercial buildings erected in the Reserve during the 1920s and 1930s also reflect the downturned economy and financial constraints of the community. Very few commercial buildings were built during this time. The Cushen Ford Garage was built in 1925 (now Mariner's Court); this structure retains its overall shape, massing, and scale, and elements of its original design are still evident (its coped parapet) despite the addition of board and batten siding over the original concrete finish on the north and west facades of the building. Three buildings with similar characteristics were constructed in 1930: Dean's Chevrolet in Prairie Center (demolished in the late 1980s due to its deteriorated condition), and the Auto Barn and Telephone Exchange in Coupeville. These buildings were blocky, 1-story stucco buildings with coped or stepped parapet walls that served as their only ornamentation. The former fire hall, built in 1937, is another example of this building type. This blocky structure is two stories, has a flat roof with a coped parapet and a smooth stucco finish, the latter characteristics of the Art Moderne style. Some time between 1968 and 1970, the Island County Historical Society Museum remodeled the building, closing in the firetruck door opening with diamond pane windows and adding shutters and brackets salvaged from a house that burned in nearby Prairie Center. Despite these alterations, the building is still recognizable as a commercial building with Moderne elements; there is some interest in the community to restore the old fire hall back to its original appearance. The old post office on Front Street, formerly a laundromat and gift shop, is another example of the typically stark Art Moderne style. Built in 1938 by a local contractor, it was used as Coupeville's Post Office until 1956. The building then served as a laundromat until 1992, when it was converted to a small gift shop, and is now a liquor store. This small building fits into the streetscape of historic Front Street in its size, scale, and mass; its materials, concrete block and metal industrial style sash windows, its flat entry overhang with rounded corners, and its broken parapet, exhibit the Art Moderne ornamentation of this commercial building.

This austere architectural styling is evidence of the modern materials used for constructing commercial buildings at this time in the popular Art Moderne style. Metal industrial sash windows or large plate glass windows are other features of this style which lasted into the 1950s. These buildings reflect changes in building technology and practices

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and are contributing elements to the cultural landscape.

The County Courthouse building, located between Main Street and N.E. Center St. and fronting onto N.E. 7th Street, is a Moderne Style building constructed in 1948. It replaced Coupeville's original courthouse, a Queen Anne Style building designed and built by E.O. Lovejoy, a local and prominent contractor, in the 1880s. It is a large, imposing structure, a reflection of its function, use and stature in the community. It faces north, to overlook the visitors who would have arrived by boat at the Coupeville wharf, and those travelling by car via Parker Road, the only road into town until the 1970s. Its siting on the crest of the hill further emphasizes its place in the community. With the arrival of the highway to the south of town, visitors now approach the courthouse from behind.

There is no inventory card for this building; it was not even forty years of age at the time the NPS conducted the inventory, but it was apparent even then that this was a notable structure worthy of recognition in the historic district. The Moderne Style courthouse can be described as follows: Concrete construction with brick and granite veneer. Rectangle; central bay flanked by extended bays on east and west (3 bays wide); 2-story; smooth concrete exterior; flat roof; center entrance in central bay on north facade. Exterior features include multi-paned industrial metal sash (original) and 2/1 and 3/1 fixed/hopper style metal sash on facades; plain coping along roofline; 5 recessed piers with granite panels and metal sash above on north facade; granite veneer has 3 decorative classical motifs inscribed on north facade above entry and fenestration; Moderne lettering denoting "Island County Court House" on north facade; brick banding and courseline between fenestration in east and west bays; corner windows on north facade; wide concrete entry "plaza" leads to 3 low steps flanked by pairs of concrete "piers" with hipped caps; new entry doors and enclosure of windows on south (rear) facade to accommodate elevator. Notable features include interior painted wall murals; exterior plaque reading: "In honor of the founder of Island County and his wife Colonel Isaac Neff Ebey-Rebecca Whitby Ebey, 1818-1857/1822-1853, Whidbey Island's first permanent settler 1850. Proposed the separation of Island County from Thurston County which was adopted on January 5, 1853. Killed by the Haidah Indians August 10, 1857. Presented by the citizens of Island County". A second plaque reads: "Island County Courthouse, erected 1948 A.D., Board of Commissioners: John R. Vanderzicht, Chairman, Carl J. Helland, Horace E. Best. Architect: William Arild Johnson, Contractor: T.D. MacNeil".

This structure continues to serve the community in its original capacity. Plans are underway to expand the overall county complex. Undoubtedly, these plans will have some impact on this building, the Reserve's classic example of the Art Moderne style. Although not yet 50 years of age, this prominent building retains integrity and is significant on architectural grounds as an excellent example of the Art Moderne style. It contributes to our understanding of Reserve history by the architectural style it reflects. Because it is a component of a historic district and is the only building less than 50 years of age being nominated in this amendment, it does not need to meet criteria consideration G.

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Activity in the central Whidbey area began to slow down, especially during the 1930s. The Great Depression had far-reaching effects in the area. Small subsistence farms started up in Coupeville where room allowed. A limited amount of new building occurred during this time, but more often structures were moved and reused. The Reserve has a history of buildings and structures which have been moved from their original locations, rehabilitated, and reused elsewhere in the vicinity. Buildings have been relocated from Front Street, and placed in new locations in town; houses in the prairie have been relocated to city lots. With money scarce, older structures were rehabilitated. The beach along the Strait of Juan de Fuca proved to be an excellent source of wood for additions, barns, sheds, and other outbuildings. Another source of building materials was Fort Casey. On caretaker status between the first and second world wars, the military held a public auction in which entire structures as well as building materials were sold and removed from the post. These structures can be found in San de Fuca and throughout Coupeville.

By the close of the 1930s and after World War II travel restrictions were lifted, economic conditions began to improve and tourists again began to visit the area. By the late 1940s, Seattle and other mainland residents rediscovered Penn Cove and began building vacation homes. Much of the beachfront along the cove was subdivided in the early 1950s. Homes were built along the bluffs overlooking the water and down at Snakelum Point. Much larger than the rustic cabins of the 1910s and 1920s, these homes were nevertheless carefully sited to protect the natural character of the shoreline. An appreciation of the environment was also evident in the selection of the building materials which often blended with the woodlands or beachfront.

The increasing number of second or vacation homes around Penn Cove today reflects the continued impact of this earlier trend. Additional housing needs were created by the construction of the naval air station, Ault Field, in Oak Harbor in the 1940s and the subsequent numbers of military personnel stationed there, as well as retired military. Subdivision of lands in Coupeville, San de Fuca and on the ridge east of Crockett Prairie occurred beginning in the 1950s to provide year-round residences for these increasing numbers of active and retired military personnel. The subdivisions, typical of the times, developed most often in agricultural lands, establishing neighborhoods or districts distinct from their surroundings. In conjunction with the building of Ault Field, houses were moved from the site of the incoming airstrip and moved into Coupeville and elsewhere in the Reserve. Interestingly, homes in the way of Interstate 5 construction in the Seattle area were also moved into the central Whidbey area by water via barges. There is a long history associated with the recycling of existing structures both in the Reserve and on the island in general, as these converted and relocated houses indicate.

During this era of community stabilization and the growth in recreation and tourism, Fort Casey experienced several changes in how the historic military fort operated. During the first several years after World War I, the Army had every intention of maintaining Fort Casey as an active and strongly garrisoned post. In 1920, for example, plans were made to install

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two anti-aircraft batteries in the northern section of the reservation. These batteries were constructed, but by 1937, these batteries were listed as "vacant." There was a small amount of construction during the early 1920s, with a filter and store house being built at this time. Then the Army entered one of its periods of austerity, and the Fort was placed on caretaker status. Only a small force, as small as one platoon at one point, was kept at the post to guard and maintain the property. This remained the status until World War II (Hussey 1955, 43-44).

Fort Casey became active once again as the United States began to increase its military strength in reaction to the conflict occurring in Europe beginning in 1939. Fort Casey was a unit in the military command known as Harbour Defenses of Puget Sound. Fort Worden (the largest and the headquarters of the command), Fort Flagler, and Fort Whitman were the other units in the command. An allotment in 1940 provided the funds necessary to expand the fort's infrastructure to accommodate increasing numbers of troops. In 1941, twenty-four new buildings were completed, most of them located along the south edge of the parade ground in the area once occupied by the barracks built at the turn of the century (these had been torn down due to their deteriorated condition). The new facilities included nine barracks, a mess hall, post exchange, company store, theatre, hostess house, company recreation hall, administration building, guardhouse, infirmary, storehouses, and a water reservoir. The buildings were almost all built as temporary frame structures. By June of 1941, there were 400 men stationed at the post (Hussey 1955, 45).

During this time of military build-up at Fort Casey, a second military installation went in to the north, along the island's west coast near Point Partridge. Several bunkers and gun emplacements were located at Fort Ebey, to assist and aid in the coastal defense system. This was a much smaller operation than that of Fort Casey, and its useful life was short-lived. Like Fort Casey, Fort Ebey's fortifications and associated structures are important historical elements of the cultural landscape of the Reserve.

After World War II, the Fort Casey military reservation fluctuated between being an active training post and being on caretaker status. In 1950, the Army announced that the battalion stationed at the fort was to be transferred to Fort Flagler as a means of saving money, and Fort Casey was back on caretaker status (Hussey, 46). In 1954, the property was declared surplus and transferred to the General Services Administration (GSA), which became the landlord for 123 buildings and other structures. Fort Ebey was also declared surplus at this time. The only land that was not turned over to GSA was a tract of 12 acres encompassing the Keystone Harbor Ferry slip and small boat basin, a facility constructed by the Army Corps of Engineers during 1947-48. The Corps continues to maintain this facility today.

In 1954, GSA set out to surplus the old fort. The property was put up for disposal and several public and private interests purchased sections of the former military tract (Hussey 1955, 47). Washington State Parks and Recreation Commission took over ownership of Admiralty Head, including most of the gun batteries and emplacements and the lighthouse. Washington State Parks operates Fort Casey State Historical Park today, providing camping, picnicking, and scuba-diving facilities along with trails and gun batteries and emplacements to

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explore. Admiralty Head lighthouse houses a state park exhibit interpreting the history of the Fort Casey military operation. Budget cuts within the state park system forced the park to find alternative ways of keeping the lighthouse open to the public. In 1994, Washington State Beachwatchers, a non-profit environmental education group, took the lead and offered to rehabilitate the interior of the lighthouse for use as their office space in exchange for keeping the interpretive center open during the busy summer season.

Seattle Pacific University (SPU) acquired title to another part of the former military reservation in 1956. SPU took over ownership of the historic parade ground and the building infrastructure surrounding that large open space, which included the World War II barracks, other associated buildings, and the older Queen Anne style Commanding Officer's House and the Enlisted Officer's Housing. Today, the Casey Conference Center, as SPU calls its satellite campus, uses the former military residences, storehouses, gymnasium, and other support structures for their year-round educational and recreational activities. A small parcel was sectioned off to the north of the parade ground, which included a row of Officers' Quarters and the fort's physician's quarters. This property was purchased by the Hoenig family in 1956. The Hoenigs used the buildings as rental apartments before restoring the structures and reopening them as the Fort Casey Inn, a bed and breakfast/conference facility. In 1994, the Hoenigs were given an award by the Central Whidbey Historical Advisory Committee for the preservation work the Hoenig's undertook on these significant historic structures.

Fort Casey has a long history of surplus old buildings and erecting new ones. Buildings and structures no longer needed for military use were sold as buildings or for scrap by the Army, and found their way into the community of the Reserve. For example, the Arnold Farm, located in the San de Fuca Uplands along Arnold Road, has a former Fort Casey outbuilding; the slate roof is the feature which provides the clue to its origins. Other former Fort Casey buildings are homes today, some so altered that anything reminiscent of the fort has disappeared as new owners adapted the buildings to suit their needs. Others are still evident, like Town Hall, located on the corner of N.E. Center and N.E. 7th Streets in Coupeville.

In addition to the many buildings that resulted from both tourism and military activities, new transportation networks developed and old ones improved. Regular ferry service connecting south Whidbey Island to the mainland began in the 1920s. In 1935, the opening of the Deception Pass Bridge assured easy access to the north end of the island. These improved circulation networks, coupled with the establishment of the Naval Air Station near Oak Harbor boosted the local economy and after forty years of relatively little growth, the permanent population of Coupeville doubled in the ten years between 1950 and 1960.

In 1978, after years of trying various means of protecting these heritage lands with their tremendous scenic views and great recreational potential from overdevelopment or insensitive development, members of the community worked with local Congressman Lloyd Meeds to secure protection for the area through the passage of legislation. As part of a large omnibus bill, Public Law 95-625 was passed on November 10, 1978, establishing Ebey's Landing

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National Historical Reserve as a unit of the National Park System.

The Reserve is a non-traditional unit of the system, administered and managed by a trust board (which serves as the superintendent), a unit of local government which represents the four partners of the Reserve--the town of Coupeville, Island County government, Washington State Parks, and the National Park Service. Most of the land within the Reserve is privately owned and will stay that way. It is the Trust Board's role to ensure the preservation and protection of significant natural and cultural resources. The National Park Service's role is primarily to provide technical assistance, interpretive facilities, and land protection through the purchase of scenic easements and development rights on key parcels of land identified by the NPS and the community.

Today, the Central Whidbey Island Historic District, also known as Ebey's Landing National Historical Reserve, remains a rural community that retains its historic character despite the changes that have occurred within the Reserve and elsewhere on the island. Because of local design review ordinances in both the town of Coupeville and in the county (only that part of the county in which the Reserve is located), all new construction, alterations, and demolitions are carefully reviewed by historical advisory committees. These volunteer committees, along with the financial and technical support provided by the National Park Service to the Trust Board of Ebey's Landing National Historical Reserve, has helped to increase public awareness about the Reserve and its significant resources. This amendment to the 1973 nomination is critical for assisting these committees in their efforts to work effectively and comprehensively, particularly with regard to 20th century properties, which were omitted from the original nomination, and in the identification of significant cultural landscape components, which were not addressed in that submission either.

Resources associated with the period of Community Stabilization and Recreation/Tourism Development, 1911-1945, and significant under the themes of ARCHITECTURE, AGRICULTURE, RECREATION/TOURISM, and COMMERCE are as follows:

[* denotes 1973 National Register listing]

ARCHITECTURE:

Zylstra/Sherod House, c.1925; Neinhuis/Leach Place, c.1937; Island County Courthouse, 1948; Post Office/Laundromat, 1938; Grasser House, 1932; Charles Grimes House, c.1914; Hordyk Place/Vandervoet Farm, c.1923; Weidenbach House, 1928; Arnold Farm, 1928; Henry Arnold/Grasser House, 1923; Robart Cottage and Bungalow, 1912/1923; Morris Place, c.1916; Fire Hall/Island County Historical Society Museum, 1937; Heckenbury/Masonic Rental House, c.1920s; Telephone Exchange Building, c.1930; "The Bungalow"/Flora A.P. Engle House, 1914; Higgins House, 1917; Frank Newberry House, 1912; Chapman Rental House, 1918;

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Dixon/Partridge House, 1920; Ed Clark/Bishop House, 1917; Howell/Wright House, c.1915; Morris/Wells Rental House, 1930; Benson/Bowers House, 1923; Bergman House, 1938; Duvall House, c.1933; Benson Confectionery, 1916; Tom Howell's Barbershop/Mitchell's Antiques, 1936; Pontiac Dealership/Auto Barn, c.1930; Cushen House, c.1916; Jefferds Rental House, c.1920; Conard House, c.1914; Clark House, 1938; Abbott/Knowles/Lynch House, c.1920; Strong House, 1923; McWilliams Bungalow, 1912; Still Log Cabin, c.1938; Melvin Grasser House, 1932; Fisher/Place/Messmer House, 1928; Smith Cottage, 1933; Smith/Abendroth Cabin, c.1920; Smith Net House, c.1920s; Pratt Boathouses, c.1915; A. Kineth/Chancey House, 1916; McAllaster Cottage, 1943; O'Leary Cottage, 1940; Frank Pratt House, c.1930s; William Engle House/Engle Farm, 1932; Clarence Wanamaker House, 1928.

AGRICULTURE:

Strong Granary, c.1917-18; Reuble Squash Barn, c.1940; John Neinhuis Place/L.Lewis Property, c.1923; Lupien House, 1922; A. W. Monroe/VandeWerfhorst Place, c.1918; Arnold Farm, 1928; Henry Arnold/Grasser House, 1923; Old Art Black Place/Jeffers Barn Complex, pre-1930s; Fort Casey Housing/Myers House, 1928; Muzzall House, c.1916; William Engle House/Engle Farm, 1932; Sherman Squash Barn, c.1947; Old Al Comstock Place, pre-1940; Wiley House, 1932; Sherman Hog House, c.1942; Engle Squash Barn, c.1936; Gillespie House, 1912; Clarence Wanamaker House, 1928.

RECREATION/TOURISM:

Strong House, 1923; A. Kineth/Chancey House, 1916; Henry Arnold/Grasser House, 1923; Bergman House, 1938; Duvall House, c.1933; Higgins House, 1917; Frank Newberry House, 1912; Chapman Rental House, 1918; O'Leary Cottage, 1940; McAllaster Cottage, 1943; Still Log Cabin, c.1938; Fisher/Place/Messmer House, 1928; Smith Cottage, 1933; Smith/Abendroth Cabin, c.1920; Smith Net House, c.1920s; Pratt Boathouses, c.1915; Frank Pratt House, c.1930s; Old Hunting Lodge, c.1915; Clarence Wanamaker House, 1928; McWilliams Bungalow, 1912; Melvin Grasser House, 1932; Heckenbury/Masonic Rental House, c.1920s; The Bungalow/Flora A.P. Engle House, 1914; Dixon/Partridge House,

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1920; Ed Clark/Bishop House, 1917; Howell/Wright House, c.1915; Morris/Wells Rental House, 1930; Benson/Bowers House, 1923; Abbott/Knowles/Lynch House, c.1920; Clark House, 1938; Conard House, c.1914; Jefferds Rental House, c.1920; Cushen House, c.1916; Morris Place, c.1916; Robart Cottage and Bungalow, 1912/1923; Arnold Farm, 1928; Weidenbach House, 1928; Hordyk/VanderVoet Farm, c.1923; Charles Grimes House, c.1914; Neinhuis/Leach Place, c.1937; Zylstra/Sherod House, c.1925.

COMMERCE:

Telephone Exchange Building, c.1930; Auto Barn/Corey Oil Gas Club; Mitchell's Antiques; Hingston/Trumbell Store, c.1936; Benson Confectionery, 1916; Tom Howell's Barbershop/Mitchell's Antiques, 1936; Post Office/Laundromat, 1938; Pontiac Dealership/Auto Barn, c.1930; Engle Squash Barn, c.1936.

Dating from between 1911 and 1945, these resources are significant under National Register criterion A, for their association with the era of community stabilization (agriculture, commerce, recreation/tourism, and the military all being important themes during this historical era); and under criterion C, because they represent distinctive styles of architecture and types and methods of construction that reflect national trends. These resources continue to reflect these important historic themes in their overall appearance, including location, setting, materials, workmanship, design, feeling and association. See attached inventory cards for specific information about each eligible property.

The Polly Harpole Maternity Home, built in 1927 in Coupeville, is significant under National Register criterion B, for its association with a local mid-wife. This house is the location where many Coupeville residents were born, because the town did not have a hospital. It has local significance and retains integrity of location, setting, design, workmanship, materials, feeling and association.

STATEMENT ON INTEGRITY

For a property to be eligible for listing in the National Register, it must have integrity. Historic integrity requires that a property be in its original location and still exhibit its original design, setting, materials, workmanship, feeling, and association. If a property has undergone alterations but still reflects the spatial organization, physical components, and historic associations it had during its period of significance, then it retains integrity. If the original owner or builder can still recognize the property today, it is considered to have integrity. These are issues that were considered when determining whether a Reserve property had integrity for listing in the National Register.

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All of the properties identified as contributing properties within this amendment have the historical integrity needed for listing in the National Register. A number of the properties have been moved, resulting in a loss of integrity of location, but their new locations are similar in character and feeling and this does not detract from their historical significance. Furthermore, the Reserve has a long history of recycling old or existing buildings, like the Fort Casey military buildings, which were sold and moved elsewhere in the Reserve. This indicates the resourcefulness of the local residents living in the area, who made use of these materials and/or buildings instead of having these functional and valuable resources destroyed. It reflects a way of life and a tradition or ethic that is important in understanding the Reserve community as a whole.

Changes are evident within the historic district. Some properties deemed eligible for the National Register lack individual distinction but are eligible as components of a district. The grouping of buildings, structures and sites within the Reserve identified for listing in conjunction with the district's cultural landscape features and components, represent the various historic periods and areas of significance identified in this amended nomination form in an exemplary way. The district, comprised of various and diverse pieces, as a whole possesses great significance and integrity. The non-contributing buildings and structures do not detract from the sense of time and place that the historic features provide this area. The unity that this historic district/national historical reserve exhibits and its rich and assorted natural and cultural resources provide a laboratory for learning about Pacific Northwest history and how this history fits into our nation's history.

STATEMENT ON CONTRIBUTING, NON-CONTRIBUTING, AND COMPATIBLE PROPERTIES

There are buildings and structures within the Reserve that are not eligible for listing in the National Register of Historic Places for one or more of the following reasons:

1. The building or structure has no apparent significant historical association or architectural distinction;
2. The building or structure has lost significant architectural integrity due to alterations, additions, or maintenance improvements that have substantially changed the original appearance of the property or the appearance of it during its period of greatest historical significance;
3. The building or structure has lost significant integrity due to deterioration, relocation, change in setting, change in design, materials, or workmanship, or significant differences in feeling and association.

While the placement of non-historic siding or alterations to building fenestration does have an impact on the physical appearance of a property, these changes, unless severe, were determined not to adversely impact the integrity of a property if the overall shape, roof

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silhouette, and design remained intact and if the building continued to exhibit historic qualities. Buildings and structures were looked at as component parts of a whole--a rural historic district comprised of numerous historic themes and periods of significance. Examples of buildings which no longer retain the integrity needed for listing in the National Register include one-story buildings which have had a second story added to them, completely altering the size and scale of the original structure; or the relocating and reorienting of a building, resulting in the reconfiguring of how the building is approached and entered, and its appearance in the landscape. Some small buildings have had so many additions placed on them that their original appearance is indiscernible.

In complexes, where an associated collection of buildings and structures are sited in proximity to each other, there are a few examples where major alterations to a main residence have rendered that building non-contributing while the outbuildings, particularly large barns and other storage facilities, remain contributing because of their historical association with a significant theme and because they are important and integral components of the cultural landscape. In some cases, new buildings and structures added to a complex represent the latest building technology for agricultural functions (like metal pole barns) or were designed and built to be compatible with the surrounding historic components of the complex; in such cases, sketch maps have identified the later intrusions as "compatible" with the complex but not contributing (primarily because they do not meet the age requirement). Compatible buildings and structures may eventually qualify for listing in the National Register once they reach 50 years of age. The retention and preservation of significant rural agricultural buildings was the prime impetus for looking at complexes holistically and not discarding them because of changes to the main residence. While the residence is an important and integral component of a farm complex, the replacement of a historic house with a new building did not automatically result in the complex becoming "non-contributing." Representative inventory cards for non-contributing properties are included in this amendment for the purposes of illustrating the above-noted points of discussion.

The number of contributing properties in this amendment is 396, 79 of which were previously listed in the National Register in 1973 and 1980 (amendment). All buildings and structures considered to contribute to our understanding of the Reserve's history were counted with two exceptions: 1) the Fort Casey Military Reservation (comprised of State park and private land today) was counted as one site, even though it contains dozens of buildings and structures within its former (historic) boundaries; 2) Sunnyside Cemetery, with numerous structures (fencing) and objects (headstones), was counted as one site.

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ARCHITECTURE

Black/Lindsey House	Early Settlement 1792 - 1870
Dr. White House	Early Settlement 1792 - 1870
Griffith/Brooks House	Early Settlement 1792 - 1870
Joseph Libbey House	Early Settlement 1792 - 1870
Crockett Blockhouse	Early Settlement 1792 - 1870
Davis Blockhouse	Early Settlement 1792 - 1870
Alexander Blockhouse	Early Settlement 1792 - 1870
John Robertson Store/Tartans & Tweed	Early Settlement 1792 - 1870
Col. Granville Haller House	Early Settlement 1792 - 1870
Old Power Place	Early Settlement 1792 - 1870
Jacob Ebey/Blockhouse	Early Settlement 1792 - 1870
Harmon/Pearson/Engle House	Early Settlement 1792 - 1870
Walter Crockett Farmhouse	Early Settlement 1792 - 1870
Ferry House	Early Settlement 1792 - 1870
Capt. Thomas Coupe House	Early Settlement 1792 - 1870
Old County Courthouse/Grennan & Cranney Store	Early Settlement 1792 - 1870
Engle Farm	Early Settlement 1792 - 1870
Carl Gillespie House/Sampler Bookstore/Rosie's Rest.	Development 1871 - 1910
Art Holmburg/Darst Rental House	Development 1871 - 1910
Cook/Sherman Place	Development 1871 - 1910
Kennedy/Monroe House	Development 1871 - 1910
Armstrong/Scoby House	Development 1871 - 1910
"Windy Hill"	Development 1871 - 1910
Hingston Rental House	Development 1871 - 1910
Armstrong/Trumbell/Iverson House	Development 1871 - 1910
Van Dam Place	Development 1871 - 1910
Sam Crockett House	Development 1871 - 1910
Grove Terry House	Development 1871 - 1910
John Gould/Miller House	Development 1871 - 1910
Sam Keith House	Development 1871 - 1910
Samuel Hancock House	Development 1871 - 1910
Ed Jenne House	Development 1871 - 1910
Benson/Bowers House	Development 1871 - 1910
Vaugh/Anderst House	Development 1871 - 1910
Howard/Lindsey/Staal House	Development 1871 - 1910
Le Sourd House	Development 1871 - 1910
Engle Farm	Development 1871 - 1910

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Gillespie Meat Market/Korner Kranney	Development 1871 - 1910
Glazier/Merritt House	Development 1871 - 1910
Will Jenne/Bennett House	Development 1871 - 1910
A.B. Coates House	Development 1871 - 1910
Wanamaker/Martin House	Development 1871 - 1910
King/McCabe House	Development 1871 - 1910
Chromy House	Development 1871 - 1910
Ernest Watson House	Development 1871 - 1910
Le Sourd/Sherman Farm Housing	Development 1871 - 1910
Highwarden/Young House	Development 1871 - 1910
Johnson/Howe House	Development 1871 - 1910
Lee James Property	Development 1871 - 1910
John Gould House	Development 1871 - 1910
Libbey House	Development 1871 - 1910
Gould/Canty House	Development 1871 - 1910
Blowers/Sewell House	Development 1871 - 1910
Sgt. Clark/Madsen House	Development 1871 - 1910
Albert Kineth House	Development 1871 - 1910
Chris Solid House	Development 1871 - 1910
Lovejoy/Yorioka House	Development 1871 - 1910
Clapp/Ghormley House	Development 1871 - 1910
Methodist Parsonage	Development 1871 - 1910
Holbrook/Forester House	Development 1871 - 1910
Leach House	Development 1871 - 1910
Bearss/Barrett/Skubi House	Development 1871 - 1910
Capt. Clapp House/Van Dyk House	Development 1871 - 1910
Straub/Warder House	Development 1871 - 1910
John Kineth/Harvey House	Development 1871 - 1910
Reverend Lindsey House	Development 1871 - 1910
Nichols/Bennett House	Development 1871 - 1910
Coupeville Courier Printing Office	Development 1871 - 1910
Frain/Engle House	Development 1871 - 1910
Jacob Jenne/Victorian B&B	Development 1871 - 1910
James Zylstra House	Development 1871 - 1910
Gillespie/Bird House	Development 1871 - 1910
Angel/Rojas House	Development 1871 - 1910
Lovejoy/Parker/Anderson House	Development 1871 - 1910
Mock House	Development 1871 - 1910
Boothe House	Development 1871 - 1910

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Benson/Dole House	Development 1871 - 1910
Capt. Kinney/Davison House	Development 1871 - 1910
Island County Bank/Vracin Office	Development 1871 - 1910
Hesselgrave/Bagby House	Development 1871 - 1910
Ervin Rental House	Development 1871 - 1910
Heckenberry/Masonic Rental House	Development 1871 - 1910
John Kineth Jr. Farm	Development 1871 - 1910
Stark/Jeffers Rental House	Development 1871 - 1910
Ives/Jeffers Rental House	Development 1871 - 1910
Morris/Reynolds Rental House	Development 1871 - 1910
Williams House	Development 1871 - 1910
Engle Farm	Stabiliz/Rec. Tourism 1911-1945
Smith Cottae	Stabiliz/Rec. Tourism 1911-1945
Smith/Abenroth Cottage	Stabiliz/Rec. Tourism 1911-1945
Smith Net House	Stabiliz/Rec. Tourism 1911-1945
A. Kineth/Chancey House	Stabiliz/Rec. Tourism 1911-1945
O'Leary Cottage	Stabiliz/Rec. Tourism 1911-1945
McAllaster Cottage	Stabiliz/Rec. Tourism 1911-1945
Flora Engle House	Stabiliz/Rec. Tourism 1911-1945
Clark/Bishop House	Stabiliz/Rec. Tourism 1911-1945
Melvin Grasser House	Stabiliz/Rec. Tourism 1911-1945
County Courthouse	Stabiliz/Rec. Tourism 1911-1945
McWilliams Bungalow	Stabiliz/Rec. Tourism 1911-1945
Abbott/Knowles/Lynch House	Stabiliz/Rec. Tourism 1911-1945
Jeffers Rental House	Stabiliz/Rec. Tourism 1911-1945
Auto Barn	Stabiliz/Rec. Tourism 1911-1945
Higgins/Hetcher/Donaldson House	Stabiliz/Rec. Tourism 1911-1945
Island County H.S. Museum	Stabiliz/Rec. Tourism 1911-1945
Clark House	Stabiliz/Rec. Tourism 1911-1945
Howell/Wright House	Stabiliz/Rec. Tourism 1911-1945
Polly Harpole's Maternity Home	Stabiliz/Rec. Tourism 1911-1945
Telephone Exchange Building	Stabiliz/Rec. Tourism 1911-1945
Conard House	Stabiliz/Rec. Tourism 1911-1945
Morris/Wells House	Stabiliz/Rec. Tourism 1911-1945
Post Office/Laundromat	Stabiliz/Rec. Tourism 1911-1945
Cushen House/Penn Cove B&B	Stabiliz/Rec. Tourism 1911-1945
Chapman Rental House	Stabiliz/Rec. Tourism 1911-1945
Dixon/Partridge House/Community Alcohol Center	Stabiliz/Rec. Tourism 1911-1945
Zylstra/Sherod House	Stabiliz/Rec. Tourism 1911-1945

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Arnold Farm	Stabiliz/Rec. Tourism 1911-1945
Neinhuis/Leach Place	Stabiliz/Rec. Tourism 1911-1945
Strong House	Stabiliz/Rec. Tourism 1911-1945
Thomas/Sullivan House	Stabiliz/Rec. Tourism 1911-1945
Newberry House	Stabiliz/Rec. Tourism 1911-1945
Charles Grimes House	Stabiliz/Rec. Tourism 1911-1945
Robart Cottage and bungalow	Stabiliz/Rec. Tourism 1911-1945
Henry Arnold/Grasser House	Stabiliz/Rec. Tourism 1911-1945
Weidenbach House	Stabiliz/Rec. Tourism 1911-1945
Clarence Wanamaker House	Stabiliz/Rec. Tourism 1911-1945
Hordyk Place/Vandervoet Farm	Stabiliz/Rec. Tourism 1911-1945
Bergman House	Stabiliz/Rec. Tourism 1911-1945
Morris Place	Stabiliz/Rec. Tourism 1911-1945
Cushen Ford Garage/Mariners Court	Stabiliz/Rec. Tourism 1911-1945

SETTLEMENT

Walter Crockett Farmhouse (B&B) & Blockhouse	Early Settlement 1792 - 1870
Engle Farm	Development 1871 - 1910
	Early Settlement 1792 - 1870
	Development 1871 - 1910
	Development 1871 - 1910
Capt. R.B. Holbrook House	Early Settlement 1792 - 1870
Libbey Ranch	Early Settlement 1792 - 1870
John Robertson Store/Tartans & Tweed	Early Settlement 1792 - 1870
Col. Granville Haller House	Early Settlement 1792 - 1870
Alexander Blockhouse	Early Settlement 1792 - 1870
Fullington House	Early Settlement 1792 - 1870
Joseph Libbey House	Early Settlement 1792 - 1870
Fairhaven/Swift House	Early Settlement 1792 - 1870
Griffith/Brooks House	Early Settlement 1792 - 1870
Thomas Coupe House	Early Settlement 1792 - 1870
Old County Courthouse/General Store	Early Settlement 1792 - 1870
Kennedy/Monroe House	Early Settlement 1792 - 1870
Old Power Place	Early Settlement 1792 - 1870
Harmon/Pearson/Engle House	Early Settlement 1792 - 1870
Jacob Ebey & Blockhouse	Early Settlement 1792 - 1870
Davis Blockhouse & Sunnyside Cemetery	Early Settlement 1792 - 1870
Ferry House	Early Settlement 1792 - 1870
R.C. Hill/J.T. Fielding House	Early Settlement 1792 - 1870

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Hugh Crockett/Kaehler/Boyer Farm

Early Settlement 1792 - 1870

AGRICULTURE

Van Dam Place

Development 1871 - 1910

Old Anderson Place

Development 1871 - 1910

Monroe/VanderWerfhorst Place

Development 1871 - 1910

Stabiliz/Rec Tourism 1911 -1945

Sam Keith House

Development 1871 - 1910

Hancock Granary

Development 1871 - 1910

Charlie Mitchell Place

Development 1871 - 1910

Samuel Hancock House

Development 1871 - 1910

Ralph Engle Farm

Development 1871 - 1910

Ed Jenne House

Development 1871 - 1910

Gallagher/A. Sherman Farm

Development 1871 - 1910

Boothe House

Development 1871 - 1910

King/McCabe House

Development 1871 - 1910

Gillespie House

Development 1871 - 1910

John Gould House

Development 1871 - 1910

Gilbert Place/Eggerman House

Development 1871 - 1910

John Kineth Jr. Farm

Development 1871 - 1910

Hugh Crockett/Kaehler/Boyer Farm

Early Settlement 1792 - 1870

Engle Farm

Early Settlement 1792 - 1870

Harmon/Pearson/Engle House

Early Settlement 1792 - 1870

Tuft/Dale Sherman Peroperty

Stabiliz/Rec Tourism 1911 -1945

Strong Granary

Stabiliz/Rec Tourism 1911 -1945

Old Art Black Place/Jeffers Barn

Stabiliz /Rec Tourism 1911 -1945

LeSourd Granary & Barn/Sherman Farms

Stabiliz/Rec Tourism 1911 -1945

Reuble Squash Barn

Stabiliz/Rec Tourism 1911 -1945

Cook/Sherman Place

Stabiliz/Rec Tourism 1911 -1945

Morris Place

Stabiliz/Rec Tourism 1911 -1945

Lupien Place

Stabiliz/Rec Tourism 1911 -1945

Old Al Comstock Place

Stabiliz/Rec Tourism 1911 -1945

Wiley House

Stabiliz/Rec Tourism 1911 -1945

Monroe/VanderWerfhorst Place

Stabiliz/Rec Tourism 1911 -1945

Neinhuis/Leach Place

Stabiliz/Rec Tourism 1911 -1945

Sherman Hog House

Stabiliz/Rec Tourism 1911 -1945

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Engle Squash Barn	Stabiliz/Rec Tourism 1911 -1945
Sherman Squash Barn	Stabiliz/Rec Tourism 1911 -1945
Reuble Farm	Stabiliz/Rec Tourism 1911 -1945
Arnold Farm	Stabiliz/Rec Tourism 1911 - 1945
Strong House (farm only not new house)	Stabiliz/Rec Tourism 1911 -1945
Meyers House	Stabiliz/Rec Tourism 1911 -1945
Muzzall House/Farm	Stabiliz/Rec Tourism 1911 -1945
John Neinhuis Place/L. Lewis House	Stabiliz/Rec Tourism 1911 -1945

COMMERCE

Elkhorn Saloon/Bishop Bldg/Coupeville	
Weaving Shop/Elkhorn Antiques	Development 1871 - 1910
Fisher/Hingston/Trumbell General Store	Development 1871 - 1910
Gillespie Meat Market/Korner Kranney	Development 1871 - 1910
Pat's Place/Tyee Motel & Cafe	Development 1871 - 1910
This N/That/Sedge Bldg.	Development 1871 - 1910
Whidbey Merchantile/Toby's Tavern	Development 1871 - 1910
Glenwood Hotel/McPherson's	Development 1871 - 1910
Puget Race Drug Store/Old Town Shop	Development 1871 - 1910
Samsel/Zylstra Law Office	Development 1871 - 1910
Judge Still Law Office/The Cove	Development 1871 - 1910
Island County Abstract Office/Kristen's Ice Cream	Development 1871 - 1910
Courthouse Vault	Development 1871 - 1910
Island County Bank/Vracin Office	Development 1871 - 1910
Coupeville Cash Store/Butler Bell Antiques	Development 1871 - 1910
Island County Times Bldg/Lorna Doone's Attic	Development 1871 - 1910
Cushen Ford Garage/Mariners Court	Development 1871 - 1910
Dr. White's Office	Development 1871 - 1910
Terry's Dryer/Trader's Wharf	Development 1871 - 1910
John Robertson's Store/Seagull Rest.	Early Settlement 1792 - 1870
Benson Confectionery	Stabiliz/Rec Tourism 1911 -1945
Auto Barn	Stabiliz/Rec Tourism 1911 -1945
Howell's Barbershop/Mitchell's Antiques	Stabiliz/Rec Tourism 1911 -1945
Hingston/Trumbell Store	Stabiliz/Rec Tourism 1911 -1945
Telephone Exchange Building	Stabiliz/Rec Tourism 1911 -1945

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TRANSPORTATION

Wharf Warehouse & Dock

Development 1871 - 1910

RELIGION

Liberal League Hall/San De Fuca Comm. Chapel

Development 1871 - 1910

Congregational/St. Mary's Church

Development 1871 - 1910

Methodist Parsonage

Development 1871 - 1910

Reverend Lindsey House

Development 1871 - 1910

Methodist Parsonage/Jeffers Rental

Development 1871 - 1910

Methodist Church

Development 1871 - 1910

EDUCATION

San De Fuca School

Development 1871 - 1910

Masonic Lodge

Development 1871 - 1910

Old Grade School/Priest Place

Development 1871 - 1910

MILITARY

Coupeville City Hall

Development 1871 - 1910

Fort Casey (State Park, B&B, Camp Casey, Wharf)

Development 1871 - 1910

Stabiliz/Rec Tourism 1911 -1945

Fort Casey Pump House

Development 1871 - 1910

Fort Casey Storage Bldgs.

Development 1871 - 1910

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RECREATION/TOURISM

Schulke House/Steadman House	Development 1871 - 1910
Walton Aubert House/ Fiddlers Green	Development 1871 - 1910
Whidbey-Isle Inn/Capt. Whidbey Inn	Development 1871 - 1910
Newcomb House	Development 1871 - 1910
Newcomb Property	Development 1871 - 1910
Benson/Bowers House	Stabiliz/Rec Tourism 1911 -1945
McWilliams Bungalow	Stabiliz/Rec Tourism 1911 -1945
Still Log Cabin	Stabiliz/Rec Tourism 1911 -1945
Fisher/Place/Messmer House	Stabiliz/Rec Tourism 1911 -1945
Pratt Boathouses	Stabiliz/Rec Tourism 1911 -1945
Bergman House	Stabiliz/Rec Tourism 1911 -1945
Smith Cottage	Stabiliz/Rec Tourism 1911 -1945
Smith Net House	Stabiliz/Rec Tourism 1911 -1945
A. Kineth/Chancey House	Stabiliz/Rec Tourism 1911 -1945
Smith/Abendroth Cabin	Stabiliz/Rec Tourism 1911 -1945
O'Leary Cottage	Stabiliz/Rec Tourism 1911 -1945
McAllaster Cottage	Stabiliz/Rec Tourism 1911 -1945
Duvall House	Stabiliz/Rec Tourism 1911 -1945
Frank Pratt House	Stabiliz/Rec Tourism 1911 -1945
Old Hunting Lodge	Stabiliz/Rec Tourism 1911 -1945
Robart Cottage & Bungalow	Stabiliz/Rec Tourism 1911 -1945

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GEOGRAPHICAL DATA

Verbal Boundary Description

Beginning approximately one mile north of Libbey Road, the boundary travels west to West Beach Road, jogs south, then east, then travels north along West Beach Road to Van Dam Road, travels east approximately 1/2 mile past Zylstra Road, then south 3/4 mile, east 1/2 mile, north about 1/2 mile along Hwy. 20, then east about 1/2 mile, south 3/4 mile, east along Arnold Road about 3/4 mile, then north 1 mile, east about 1/2 mile to Monroe's Landing Road, then south along Monroe's Landing Road about 1/2 mile, east along Balda Road to Penn Cove, crossing (and including) the cove to Snakelum Point, then south running 1/2 mile east of (and parallel to) Hwy. 20, jogging west (south of Patmore Road) then south along east side of Keystone Road, wrapping around Admiralty Bay, travelling north along coastline past Point Partridge and ending approximately one mile north of Libbey Road. Major points of reference: Blower's Bluff, Penn Cove, Snakelum Point, Keystone Road, Keystone Spit, Admiralty Head, Point Partridge, Van Dam Road, Balda Road.

Justification: Boundaries as defined by P.L.95-625 establishing Ebey's Landing National Historical Reserve, November 10, 1978, Whidbey Island, Washington.

The boundaries of the Central Whidbey Island Historic District and Ebey's Landing National Historical Reserve coincide with the Donation Land Claim boundaries of the early white settlers who claimed land beginning in the 1850s. The historical associations are very strong and clearly justify the existing boundaries. There is one exception that should be reconsidered. While all of Joseph Smith's claim is included within the Reserve boundaries (south of Snakelum Point), much of Smith Prairie as a discreet character area was not included within the boundary. It is the opinion of the authors of this amendment that the boundaries of the Reserve and historic district be revised at a future date to include all of Smith Prairie. This is based on the physiographic qualities and features of the land, land which is characteristic of other landscape areas in the Reserve (Ebey's Prairie and Crockett Lake) that are included in their entirety.

UTM COORDINATES

A: 10/525820/5344390
B: 10/527860/5340730
C: 10/527860/5337920
D: 10/527040/5334350

E: 10/523980/5333320
F: 10/517160/5341080
G: 10/517870/5343180
H: 10/523150/5344940

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MAP LIST

MAP A

Contributing Resources (Property Nos. 1-93)
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP B

Contributing Resources, Coupeville

Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP C

Contributing Resources, Fort Casey Military
Reservation
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP D

Building Clusters
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP E

Sunnyside Cemetery
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP F

Island County Roads,
Central Whidbey Island, 1899
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP G

Donation Land Claims 1850-1855
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP H

Character Areas,
Ebey's Landing National Historical Reserve
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

MAP I

Non-Contributing Areas Within the District
(Conceptual)
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

USGS QUAD MAPS

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MAP A: Contributing Resources (Property nos. 1-93)

Notes: All contributing properties are numbered and listed by location within designated character areas in the Reserve. Properties with an asterisk indicate the property has multiple structures and is considered a cluster. Individual site plans for these properties follow in the MAPS section, "D". The number in parenthesis following property name refers to the inventory card containing a description of the property.

No. Property Name

- | | |
|---|--|
| 1. Power Place (7)
Chuck and Valerie Arnold
Parcel #R13219-100-1950
1948 W. Arnold Rd.
Coupeville, WA 98239 | 6. Monroe House (48)
Judy Harris
Parcel #R13221-055-4000
1293 W. Penn Cove Rd.
Coupeville, WA 98239 |
| 2. J. Neinhuis Place* (6)
Lew Lewis
Parcel #R13219-286-357
1025 Zylstra Rd.
Coupeville, WA 98239 | 7. Charles Grimes House (site)(28)
Robert Tull
Parcel #R13216-093-5110
2677 N. West Beach Rd.
Oak Harbor, WA 98277 |
| 3. Zylstra /Sherod House (4)
William D. Sherop
Parcel #R13219-78-3400
3885 S. Hwy 525
Coupeville, WA 98239 | 8. Vande Werfhorst * (35)
Gerald VandeWerfhorst, Jr.
Parcel #R13221-154-413
895 N. Monroe Landing Rd.
Oak Harbor, WA 98277 |
| 4. Arnold Farm* (42)
Charles Arnold
Parcel #S8060-00-66000-0
1948 W. Arnold Rd.
Coupeville, WA 98239 | 9. Robart Cottage and Bungalow (46)
Parcel #R13221-050-125
1508 W. Penn Cove Rd,
Coupeville, WA 98239 |
| 5. Neinhuis/Leach Place* (13)
Elizabeth Upton
Parcel #R13220-188-3000
886 No. Hwy 20
Coupeville, WA 98239 | 10. Weidenbach House (33)
Avis and George Rector
Parcel #R13222-320-0550
1044 N. Monroe Landing Rd.
Oak Harbor, WA 98277 |

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MAP A: Contributing Resources (Property nos. 1-93)

- | | |
|---|---|
| 11. Hordyk/Vander Voet Farm* (29)
Vandervoet Family Ltd. Prtnrsp.
Parcel #R13215-043-0900
1422 N. Monroe Landing Rd.
Oak Harbor, WA 98277 | 17. Liberal League Hall/
San de Fuca Chapel(18)
San de Fuca Chapel Sunday School
Society #S8060-00-09034
P.O. Box 991
Coupeville, WA 98239 |
| 12. Lupien House* (31)
Wes Lupien
Parcel #R13222-386-083
1084 N. Monroe Landing Rd.
Oak Harbor, WA 98277 | 18. Hingston Store/Trumbell Store (23)
Valerie Arnold
Parcel #S8060-00-10006
P.O. Box 1721
Coupeville, WA 98239 |
| 13. Charlie Mitchell Place (site)(1)
Gerald Darst
Parcel #R03224-053-3584
871 W. Beach Rd.
Coupeville, WA 98239 | 19. Captain R.B. Holbrook House (11)
Robert Creps/Debra Pfaltzgraff
Parcel #S8060-00-19004-1
94 Kailuana Pl.
Kailua, HI 96734 |
| 14. Van Dam Place* (37)
Richard Anderson
Parcel #R03224-494-5000
2421 Van Dam Rd.
Coupeville, WA 98239 | 20. Iverson House (16)
Mr. Iverson
783 N. State Hwy 20
Oak Harbor, WA 98277 |
| 15. Morris Place* (52)
Richard Cannon
Parcel #R03225-297-4170
2494 W. Libbey Rd.
Coupeville, WA 98239 | 21. Hingston Rental House (19)
Thomas Hingston
Parcel #S8060-09001
716 N. State hwy 20
Coupeville, WA 98239 |
| 16. Libbey Ranch (51)
Richard and Faith Hansen
Parcel #R03225-355-2100
2648 E. El Sol Place
Coupeville, WA 98239 | 22. Arnold/Grasser Place* (45)
Howard J. Grasser
Parcel #R13220-030-295
2237 W. State Rt. 20
Coupeville, WA 98239 |

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MAP A: Contributing Resources (Property nos. 1-93)

- | | |
|--|---|
| <p>23. Windy Hill (44)
Valerie Arnold
Parcel #S8060-00-37000
P.O. Box 1721
Coupeville, WA 98239</p> <p>24. Fisher/Higgins/Trumbull Store (22)
Raymond/Audrey Getty
Parcel #S8060-00-10001-0
904 Ocean Bluff Lane
Coupeville, WA 98239</p> <p>25. San de Fuca School (9)
Marguerite Walker
Parcel #S8060-00-14000
209 S. Ebey Rd.
Coupeville, WA 98239</p> <p>26. Armstrong/Scoby House (25)
D.L. Scoby
Parcel #S8060-00-17002-0
688 N. State Hwy 20
Coupeville, WA 98239</p> <p>27. Cook House/Sherman Place* (64)
Sherman Farms
Parcel #R13105-450-3710
Box 111 Sherman Rd.
Coupeville, WA 98239</p> <p>28. Art Holmburg/Darst Rentr Hse (56)
Vivian Darst
Parcel #R03225-234-4480
12023 7th NW
Seattle, WA</p> | <p>29. Fort Ebey
Washington State Parks
and Recreation Commission</p> <p>30. Engle Farm* (294, 295, 297, 301)
(Rockwell House, William Engle
House, J. Crockett House)
Engle Farms
Parcel #R13103-093-0460;
Parcel #R13103-357-063;
Parcel #R13103-357-042
1112 W. Terry Rd.
Coupeville, WA 98239</p> <p>31. John Gould Hse/Smith Farm* (282)
Karl and Renee Smith
Parcel #R13104-145-017
399 S. Ebey's Landing Rd.
Coupeville, WA 98239</p> <p>32. Terry Hse/Lee James Prop.
(296/300)
L. James, Parcel #R13233-054192
1595 Highway 20
P.O. Box 212
Coupeville, WA 98239</p> <p>33. Lesourd/Sherman Farm (283-285)
Sherman Farms
Parcel #R13104-118-245
Parcel #R13104-267-2240
34 S. Sherman Rd.
Coupeville, WA 98239</p> |
|--|---|

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MAP A: Contributing Resources (Property nos. 1-93)

- | | |
|---|--|
| 34. Glazier-Herrett House (290)
Kenneth and Anna Goldsmith
Parcel #R13104-419-2260
15 Athens St. #3
Cambridge, MA 02138 | 41. Sunnyside Cemetery/
Davis Blockhouse (276)
Sunnyside Cemetery Association
Parcel #R13105-391-4680
c/o Sherman Farms
34 S. Sherman Rd.
Coupeville, WA 98239 |
| 35. Tuft House* (299)
Dale Sherman
Parcel #R13104-464-2270
46 S. Terry Rd.
Coupeville, WA 98239 | 42. Ferry House* (280)
Robert Pratt
Parcel #R13108-392-501
1927 Broadway E.
Seattle, WA 98102 |
| 36. Harmon/Pearson/Engle House* (289)
Parcel #R13104-399-2580
Verna Engle
89 S. Ebey's Landing Rd
Coupeville, WA 98239 | 43. Ed Jenne House* (293)
Robert Pratt
Parcel #R13109-330-424
1927 Broadway E.
Seattle, WA 98102 |
| 37. Gallagher Place/Al Sherman Farm*
(291) Parcel #R13104-098-3880
Alvin Sherman
302 S. Engle Rd.
Coupeville, WA 98239 | 44. Ralph Engle Farm (281)
Verna Engle
Parcel #R13109-425-1470
895 S. Ebey Rd.
Coupeville, WA 98239 |
| 38. Frank Pratt House (278)
Robert Pratt #R13105-282-413
1927 Broadway E.
Seattle, WA 98102 | 45. Samuel Hancock House* (292)
Alan Hancock
Parcel #R13109-500-4220
405 S. Engle Rd.
Coupeville, WA 98239 |
| 39. Jacob Ebey House (279)
Robert Pratt #R13105-252-3300
1927 Broadway E.
Seattle, WA 98102 | 46. Hancock Granary (302)
Wilbur Bishop #R13109-240-142
1515 W. Hill Rd.
Coupeville, WA 98239 |
| 40. Sheepbarn (279)
Robert Pratt #R13105-252-3300
1927 Broadway E., Sea, WA | |

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MAP A: Contributing Resources (Property nos. 1-93)

- | | |
|---|--|
| 47. Abbott House (215)
Glenn Lynch
Parcel #R13233-096-194
1456 W. Black Rd.
Coupeville, WA 98239 | 53. R.C. Hill House (320)
John Fielding
Parcel #R13109-149-199
1453 W. Hill Rd.
Coupeville, WA 98239 |
| 48. Old Al Comstock Place (304)
Frank Stowe
Parcel #R13109-157-440
655 S. Engle Rd.
Coupeville, WA 98239 | 54. Engle Squash Barn (321)
Robert Engle
Parcel #R13109-147-2530
750 S. Cathedral Dr.
Coupeville, WA 98239 |
| 49. Wiley Place (307)
Barbara Wiley
Parcel #R13103-157-2690
280 S. Fort Casey Rd.
Coupeville, WA 98239 | 56. Old Hunting Lodge (317)
Dale Roundy
Parcel #R13109-278-004
5 NE 4th St.
Coupeville, WA 98239 |
| 50. Sam Keith House (308)
Peter/MaryAnne Paris
Parcel #R13103-078-2490
338 S. Fort Casey Rd.
Coupeville, WA 98239 | 57. Reuble Farm* (309)
Gus Reuble #R13110-403-2899
492 S. Fort Casey Rd.
Coupeville, WA 98239 |
| 51. Chinese Tenant house (319)
Roger and Al Sherman
Box 111 Sherman Rd.
Coupeville, WA 98239 | 58. Old Anderson Place (311)
Frank Stowe
Parcel #R13110-085-1980
655 S. Engle Rd.
Coupeville, WA 98239 |
| 52. Sherman Hog Barn (318)
Robert Engle
Parcel #R13109-147-2530
750 S. Cathedral Dr.
Coupeville, WA 98239 | 59. Grove Terry Place (316)
Janice Pickard
Parcel #R13110-508-181
1075 Burchell Road
Coupeville, WA 98239 |

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MAP A: Contributing Resources (Property nos. 1-93)

- | | |
|--|--|
| 60. Fort Casey Military Reservation
(306, 314, 315, 334)
WA State Parks & Rec. Comm. | 66. Ft. Casey Pump house (332)
Town of Coupeville
Parcel #R13114-250-461
P.O. Box 725
Coupeville, WA 98239 |
| 61. Gillespie Farm* (322)
Engle Farms
Parcel #R13110-338-3570
144 S. Fort Casey Rd.
Coupeville, WA 98239 | 67. Col. W. Crockett Farmhouse* (325)
Robert/Beulah Whitlow
Parcel #R13115-220-2200
1019 S. Ft. Casey Rd.
Coupeville, WA 98239 |
| 62. Gilbert Place/Eggerman House*
(327) Parcel #R13111-060-0100
Robert Eggerman
757 Eggerman Rd.
Coupeville, WA 98239 | 68. Sam Crockett House (329)
Ian Jefferds
Parcel #R13115-345-493
P.O. Box 148
Coupeville, WA 98239 |
| 63. H. Crockett House/Boyer Farm*
(323) Parcel #R13110-120-4150
Freeman E. Boyer
695 S. Eggerman Rd.
Coupeville, WA) | 69. Ft. Casey Storage Buildings (326)
Charles Paniott
Parcel #R13115-243-147
3918 S. Ferdinand
Seattle, WA 98118 |
| 64. J. Gould House/Miller House (333)
Charles/Judith McDonald
Parcel #R13114-120-503
P.O. Box 628
Coupeville, WA 98239 | 70. Steadman House (336)
Gordon Thompson
Parcel #S6370-00-61001
13935 60th Ave.
Surry, British Columbia, Can.
V3W156 |
| 65. C. Wanamaker House* (331)
Gladys Sumner
Parcel #R13115-333-2810
932 Ft. Casey Rd.
Coupeville, WA 98239 | 71. Strong Granary (223)
Robert Strong
Parcel #R13103-494-330
3164 30th NE
Oak Harbor, WA 98277 |

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MAP A: Contributing Resources (Property nos. 1-93)

- | | |
|---|--|
| 72. Strong House (229)
John Boling
Parcel #R13103-467-202
1040 W. Terry Rd.
Coupeville, WA 98239 | 78. Still Log Cabin (243)
Eleanor River
Parcel #S8060-00-0012-0
P.O. Box 134
Coupeville, WA 98239 |
| 73. Thomas/ Sullivan House (219)
Thomas Sullivan
Parcel #R13103-332-179
171 S. Fort Casey Rd.
Coupeville, WA 98239 | 79. Fisher/Messmer House (250)
Robert F. Messmer
2175 W. Madrona Way
Coupeville, WA 98239 |
| 74. Fort Casey Housing/Myers House
(231) Parcel #R13111-198-0120
Hugh Myers
791 W. Patmore Rd.
Coupeville, WA 98239 | 80. Old County Couthouse (248)
Ian and Mary Young
Parcel #R13230-167-264
1742 NE Naomi Place
Seattle, WA 98115 |
| 75. John Kineth Farmhouse* (234)
George Lloyd
Parcel #R13101-287-100
185 S. State Hwy 20
Coupeville, WA 98239 | 81. Melvin Grasser House (245)
Howard Grasser
Parcel #R13230-215-234
2237 W. Madrona Way
Coupeville, WA 98239 |
| 76. McWilliams Bungalow (242)
Leigh McWilliams
Parcel #R13222-114-338
935 W. View Ridge Drive
Oak Harbor, WA 98277 | 82. Libby House (249)
Eugene Urbain
Parcel #R13230-154-261
3559 Herman Dr.
Lafayette, CA 94549 |
| 77. Muzzall House (238)
Robert Muzzall
Parcel #R13222-200-494
835 W. Scenic Heights Rd.
Oak Harbor, WA 98277 | 83. Pratt Boathouses (261)
Larry/Lawrence Richards
Parcel #R13232-131-052
1966 W. Madrona Way
Coupeville, WA 98239 |

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MAP A: Contributing Resources (Property nos. 1-93)

- | | |
|--|---|
| 84. Captain Whidbey Inn (253)
John Stone
2440 W. Libbey Rd.
Coupeville, WA 98239 | 90. J. Kineth Sr. Saltbox/Reeder Farm
(269) Parcel #R13236-264-036
Alice Newlin
5016 E. Harbor Rd. P.O. Box 66
Freeland, WA 98249 |
| 85. Smith Cottage (257)
Mary Ella Smith
1996 W. Madrona Way
Coupeville, WA 98239 | 91. O' Leary Cottage/Snakelum House
(273) Parcel #S8010-00-00067-0
Colleen Granger
10616 NE 132nd St.
Kirkland, WA 98034 |
| 86. Smith Net House (260)
Arlie Ostling
Parcel #R13232-143-034
P.O. Box 794
Coupeville, WA 98239 | 92. McAllaster Cottage (272)
Robert Boyden
Parcel #S8010-00-00067-0
9029 NE 16th
Bellevue, WA 98004 |
| 87. Kineth/Chancy House (265)
Mark and Gregory Sibon
Parcel #R13232-121-336
814 Hazzle Court
Coupeville, WA 98239 | 93. Walton Aubert House/Fiddlers
Green(270)
Gilbert Titus
Parcel #S8010-00-00006-0
320 W. Rhodena Dr.
Coupeville, WA 98239 |
| 88. Old Grade School (264)
Kathleen and Shelby Quinn
Parcel #R13232-131-052
71 N. Carriage Heights Lane
Coupeville, WA 98239 | |
| 89. Smith Cabin/Abendroth Cabin (259)
Robert Abendroth
Parcel #R13232-153-028
322 W. Highland Dr.
Seattle, WA 98119 | |

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MAP B: Contributing Resources, Coupeville

Notes: All contributing properties are numbered and listed by location within the Coupeville city limits. Properties with an asterisk indicate the property has multiple structures and is considered a cluster. Individual site plans for these properties begin in Section 10, MAPS. The number in parentheses following property name refers to the inventory card containing a description of the property.

See attached list of contributing properties identified on Map B-Coupeville.

COUPEVILLE - "MAP B"

1. Old Art Black Place/Jeffers Barn complex
65
Mrs. Paul E. Bishop (Estate) parcel # R13232-130-521
1705 S. 10th parcel
Mt. Vernon, WA 98273
2. Wharf Warehouse and Dock
68
Port of Coupeville parcel #R13233-413-3650
Coupeville, WA 98239
3. Alexander Block House
69
Island Co. Historical Assn. parcel # R13233-397-3390
P. O. Box 305
Coupeville, WA 98239
4. Fire Hall/Island County Historical Society Museum
70
City of Coupeville parcel # S6025-00-07009
Coupeville, WA 98239
5. Horace Holbrook House/Alice Forrester House
71
Jeanne Carrington parcel # R13233-352-3600

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805 NW Alexander St.
Coupeville, WA 98239

6. Heckenbury House/Masonic Rental House

72

Masonic Lodge #15 parcel #13233-344-3760
P. O. Box 700
Coupeville, WA 98239

7. Telephone Exchange Building

73

Island Co. Courthouse Annex parcel # S7248-00-00000-0
Coupeville, WA 98239

8. "The Bungalow"/Flora A.P. Engle House

74

Becker Ardell Kuchen
19230 NE Largo Pl. parcel # R13233-358-3900
Seattle, WA 98239

9. Leach House

75

Jane L. Jones parcel # S6415-00-11003
1208 NE Parker Rd.
Coupeville, WA 98239

10. Alvah D. Blowers/Sewell House

76

Walter Sewell parcel # R13233-326-3900
P. O. Box 302
Coupeville, WA 98239

11. John and Jane Kineth, Sr./Harvey House

77

Mitchell and Gladys Howard parcel # R13233-308-3870
702 N Main St.
Coupeville, WA 98239

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12. Methodist Church

78

Methodist Church United parcel # R13233-308-3740
608 N. Main St.
Coupeville, WA 98239

13. Carl Gillespie House/Sampler Bookstore/Rosie's Garden Restuarant

79

Gary & Susan Skinner parcel # R13233-286-381
103 Fairway Court
Morehead City, NC 28557

14. Highwarden House/Young House/Datum Pacific Inc.

80

Emma Young parcel # R13233-282-3880
P. O. Box 2051
Oak Harbor, WA 98239

15. Jacob Jenne House/Victorian Bed and Breakfast

81

Alfred & Marion Sasso parcel # R13233-277-3850
602 N. Main St.
Coupeville, WA 98239

16. Dr. White's Office/Gray House

82

Alfred & Marion Sasso parcel # R13233-277-3850
602 N. Main St.
Coupeville, WA 98239

17. Higgins House/Hecher & Donaldson Rental House/Dale Roundy Law Office

83

Dale and Suzanne Roundy parcel # R13233-264-3900
P. O. Box 1500
Coupeville, WA 98239

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18. Joseph Libbey House

84

Calvin Libbey parcel # R13233-264-3900

P. O. Box 112

Coupeville, WA 98239

19. Reverend Lindsey House

86

Fran Einterz parcel # 13233-180-395

P. O. Box 595

Coupeville, WA 98239

20. Congregational Church/St. Mary's Catholic Church

87

Corp. of the Catholic Bishop parcel # R13233-184-4240

910 Marion

Seattle, WA 98104

21. Nichols House/Bennett House

95

Peggy Williams parcel # R13104-490-4930

P. O. Box 374

Coupeville, WA 98239

22. Sergeant Clark House/Madsen House

96

Brian Neunaber parcel # R13104-493-4210

301 S. Main St.

Coupeville, WA 98239

23. Frank Newberry House

97

Herb Pickard parcel # 13104-427-3800

P. O. Box 728

Coupeville, WA 98239

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24. Chapman Rental House

99

Pearl Roti parcel # R13104-427-3800

P. O. Box 591

Coupeville, WA 98239

25. Pat's Place/Tyee Motel and Cafe

100

Lumberman's of Wa. Inc. parcel #R13104-427-3800

Attn: Irma Harris

3773 Martin Way Bldg. A.

Olympia, WA 98506

26. Dixon/Partridge Hse/Community Alcohol Cntr/Penn Cove Veterinary Clinic

101

Ken Leamann parcel # R13104-428-3940

1806 S. Seaview Ave.

P. O. Box 176

Coupeville, WA 98239

27. Will Jenne House/Bennett House/Compass Rose

104

Marshall & Jan Bronson parcel # S7246-00-00012

508 S. Main St.

Coupeville, WA 98239

28. James Wanamaker House/Martin House

105

John & Darlene Martin & Michael S. Martin parcel # R13104-331-4200

607 S. Main St.

Coupeville, WA 98239

29. A. B. Coates House

106

Jonathon McKee parcel # R13104-355-382

300 10th Ave. S.

Kirkland, WA 98033

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30. Bearss House/Barrett House

109

Bill and Jan Skubi parcel # R13104-278-4510

707 S. Main St.

Coupeville, WA 98239

31. Masonic Lodge No. 15

110

Masonic Lodge #15 parcel # R13233-344-3870

P. O. Box 700

Coupeville, WA 98239

32. Morris House/Reynolds Rental House

114

Edith McDonald parcel # S6415-00-32002

2223 NW 63rd

Seattle, WA 98107

33. Ed Clark House/Bishop House

115

Keith & Edward Fakkema parcel # S6515-00-32003

1850 N. Scenic Hts. Rd.

Oak Harbor, WA 98277

34. Howell House/Wright House

116

Stephen Arnold parcel # S6415-00-39004

4105 Weslin Ave.

Shermann Oaks, CA 91423

35. Ives House/Jefferds Rental House

117

Ian Jefferds parcel # S6515-0013-007-0

P. O. Box 148

Coupeville, WA 98239

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36. Stark House/Jeffers Rental House

118

Ian Jeffers parcel # S6415-00-13007

P. O. Box 148

Coupeville, WA 98239

37. Albert Kineth House

120

Shirley Stone parcel # S6415-19000-0

2072 Whidbey Inn Rd

Coupeville, WA 98239

38. Morris House/Wells Rental House

121

Bonnie Wells parcel # S6415-00-32007

1637 W. Madrona Way

Coupeville, WA 98239

39. Polly Harpole's Maternity Home

122

Gary R. Hoyt parcel # S6415-00-32007

404 NE Haller St.

Coupeville, WA 98239

40. James Gillespie House/Bird House

124

Coupeville Methodist Church parcel # R13233-308-387

7th & Main St.

P.O.Box 556

Coupeville, WA 98239

41. Charles Angel/Rojas House

125

Rojas Manuell parcel # S6425-00-04001-0

P. O. Box 633

Coupeville, WA 98239

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42. Newcomb Property

127A

Ritchie Benson parcel # R13234-434-133

1104 NE Leach St.

Coupeville, WA 98239

43. Newcomb House

127

Ritchie Benson parcel # R13234-434-133

1104 NE Leach St.

Coupeville, WA 98239

44. Benson House/Bowers House

129

Catherine Bowers parcel # R13234-412-175

1005 NE Leach St.

Coupeville, WA 98239

45. Benson House/Dole House

131

Rebecca Griswold parcel # S7215-00-01001

805 NE Leach St.

Coupeville, WA 98239

46. Mock House

132

Wendy Thomas Belew & Louise McIntyre parcel # S7215-00-01004-0

801 NE Leach St.

Coupeville, WA 98239

47. Johnson Rental House/Howe Property

133

James Howe parcel #S7215-00-02005-0

701 NE Leach St.

Coupeville, WA 98239

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48. Boothe House

134

Calvin & Nicole Boothe parcel # S6420-00-0005-2

P. O. Box 1003

Coupeville, WA 98239

49. King Place/McCabe House

135

Calvin & Nicole Boothe parcel # S6420-00-0005-3

Coupeville, WA 98239

50. Black House/Lindsey House

137

Matthew & Julie Meckley parcel # R13233-313-1720

701 Madrona Way NW parcel

Coupeville, WA 98239

51. Dr. White House

138

Ernest Rosenkranz parcel # R13233-322-1850

605 NW Madrona Way

Coupeville, WA 98239

52. E. O. Lovejoy House/Yorioka House

141

Sylvia Turkington parcel # S6310-00-00011

1209 NE Leisure St.

Coupeville, WA 98329

53. Bergman House

144

Harry & Edith Doyle parcel # R13234-479-3170

4041 MaCarthur Blvd. #350

Newport Beach, CA 92660

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54. Duvall House

145

Bernard Gojenola parcel #R13233-409-2860

117 S. 340th #F

Federal Way, WA 98003

55. Fairhaven

146

Mark & Juanita Bunch parcel # R13233-398-3140

209 NW Front St.

Coupeville, WA 98239

56. Gillespie Meat Market/Korner Kranny/Keeping Room Antiques

148

Port of Coupeville parcel # R13233-414-3550

Coupeville, WA 98239

57. Terry's Dryer/Trader's Wharf

150

Charles & Sandra Poust parcel # R13233-414-3580

P. O. Box 572

Elburn, IL 60119

58. Island County Abstract Office/Kristen's Ice Cream and More

151

Peter & Paul Whelan parcel # S6025-00-07703

P. O. Box 26

Coupeville, WA 98239

59. Island County Times Building/Lorna Doone's Attic/Jan McGregor Studio

152

Peter & Paul Whelan parcel # S6025-00-07005-0

P. O. Box 26

Coupeville, WA 98239

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60. Judge Still Law Office/The Cove

153

Janet McGregor parcel # S6025-00-07004-0

P. O. Box 26

Coupeville, WA 98239

61. Benson Confectionery/Washington State Liquor Store

154

Karl King parcel # R13233-411-3690

5260 S. Shore Meadows Rd.

Freeland, WA 93249

62. Elkhorn Saloon/Bishop Building/Coupeville Weaving Shop/Elkhorn Truck

Antiques

155

Julie Lynn Lloyd parcel # S6025-00-07006-0

1855 State Hwy 20

Coupeville, WA 98239

63. Tom Howell's Barbershop/Mitchell's Antiques

156

Shelby Quinn parcel # R13233-385-3830

71 Carriage Hts. Lane

Coupeville, WA 98239

64. Coupeville Cash Store/Butler Bell Antiques/Gift Gallery Antiques

157

Kenneth Kroll parcel # R13233-410-3750

1254 W. Pioneer Way

Oak Harbor, WA 98277

65. Post Office/Laundromat/Liquor Store

158

Shelby Quinn parcel #S6025-00-07008

71 N. Carriage Hts. Ln

Coupeville, WA 98239

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66. John Robertson's Store/SeaGull Restaurant/Captain's Galley
159

Lester & Geraldine Ryan parcel # R13233-409-3800
28451 Sandhurst Way
Escondido, CA 92026

67. Whidbey Merchantile Company/Toby's Tavern
160

Cheeseburger in Paradise parcel # R 13233-408-3870
P. O. Box 387
Coupeville, WA 98239

68. John Robertson House/Tartans and Tweeds/Penn Cove Gallery/Ye Kitchen Shop
161

Theresa Saia parcel # R13233-380-3880
P. O. Box 696
Coupeville, WA 98239

69. Sedge Building/This 'N That Shop/Tartans & Tweeds
162

D. R. J.L., & B. R. Kroon parcel # R13233-405-399
P. O. Box 97
Coupeville, WA 98239

70. Puget Race Drug Store/Old Town Shop
163

Judy King parcel # R13233-400-4030
P. O. Box 273
Coupeville, WA 98239

71. Glenwood Hotel/McPherson Candy Store/Law Offices
164

Donald & Joan McPherson parcel #S6025-00-18001
P. O. Box 235
Coupeville, WA 98239

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72. Col. Granville Haller House

165

Stanley Willhight parcel # R13233-379-4060

1 NE Front St.

Coupeville, WA 98239

73. Island County Bank/Vracin Office

166

Wylie Vracin parcel # R13233-375-4150

P. O. Box 1646

Coupeville, WA 98239

74. Samsel/Zylstra Law Office

167

Criston Larson, Trustee parcel # R13233-397-4150

8823 45th Place W.

Mukilteo, WA 98275

75. Capt. Thos. Kinney House/Davison House

168

Leonona Davison parcel # S6515-00-08004

2252 Kingsley

Santa Cruz, CA 95062

76. Captain Clapp House/VanDyk House

169

Ronald Van Dyk parcel # S6415-00-07004-0

307 Front St.

Coupeville, WA 98239

77. Maude Fullington/Mary Fullington House

170

George Salladay parcel # S7070-00-11000

1984 Dry Slough Rd.

Mt. Vernon, WA 98273

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78. Pontiac Dealership/Auto Barn

174

Stuart and Roger Corey parcel # S6025-00-06001

431 S. Race Rd.

Coupeville, WA 98239

79. Cushen House/Penn Cove Bed and Breakfast

176

Richard Calantropo parcel # R13233-363-355

P. O. Box 1162

Coupeville, WA 98239

80. Methodist Parsonage

177

Richard Hart parcel # S6515-00-1100

5 NE 9th St.

Coupeville, WA 98239

81. Thomas Griffith House/Brooks House

178

Sylma Hart parcel # S6415-00-12001-0

P. O. Box 98

Coupeville, WA 98239

82. First Methodist Parsonage/Jefferds Rental House

179

Ian Jefferds parcel # S6415-00-09005

P. O. Box 148

Coupeville, WA 98239

83. Jacob Straub House/Warder House

180

Robert D. Warder parcel # S6415-00-08006

P. O. Box 888

Coupeville, WA 98239

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84. Jefferds Rental House

181

Mary Isenmann parcel # S6415-00-13003

30028 21st Ave. SW

Federal Way, WA 98023

85. Hesselgrave Rental House/Bagby Rental House

182

Mary Isenmann parcel # S6415-00-13003

30028 21st Ave. SW

Federal Way, WA 98023

86. Coupeville Courier Printing Office

184

John White parcel # S6415-00-07008

906 Kinney St.

Coupeville, WA 98239

87. Clapp House/Ghormley House

186

Thomas and Linda Eller parcel # S6415-00-14002

305 NE 9th St.

Coupeville, WA 98239

88. Conrad House

187

Dixie Conrad Mitchel

Hayward, CA

89. Ervin Rental House

188

Kermit Chamberlin parcel # S6415000-15001-0

401 NE 9th St.

Coupeville, WA 98239

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90. John Gould House/Canty House
189
Bruce Hebb parcel # S6425-00-02001
P. O. Box 1323
Coupeville, WA 98239
91. Thomas Coupe House
190
Dorthea Edgecock & Betty Whitaker
P. O. Box 65
Coupeville, WA 98239
92. Chris Solid House
193
Harold & Betty Gewald parcel # R13234-340-0440
P. O. Box 953
Coupeville, WA 98239
93. Chromy House
194
Clarence Ellison parcel # S6005-00-04005
803 Otis St. or P. O. Box 523
Coupeville, WA 98239
94. Fred Nuttall's House
195
Roger and Diana Eelkema parcel # S6005-00-04002
228 N. Reeder Rd.
Coupeville, WA 98239
95. Howard House/Lindsey House/Staal House
196
Marshall & Judith English parcel # S6005-00-06005
P. O. Box 1735
Coupeville, WA 98239

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Section number Page 107

96. Ernest Watson House

197

Michael Canfield (trustee) parcel # R13233-323-3730

P. O. Box 1676

Coupeville, WA 98239

97. Coupeville City Hall

202

Town of Coupeville parcel # S6515-00-22001

Coupeville, WA 98239

98. James Zylstra House

203

Alice C. Martin parcel # S6415-00-22001

101 NE 7th St.

Coupeville, WA 98239

99. Todd-Lovejoy House/Parker House/Anderson House

204

Sandra R. Sherwin parcel # S6415-00-22007

P. O. Box 753

Coupeville, WA 98239

100. Courthouse Vault

206

Island County parcel # S6415-00-23008

Coupeville, WA 98239

101. Vaugh House/Anderst Rental House

209

James Anderst parcel # R13234-264-016

P. O. Box 550

Coupeville, WA 98239

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102. Williams House

210

John E. White parcel # S6415-00-4001

P. O. Box 1230

Coupeville, WA 98230

103. Clark House

212

Patricia Thoraldson & Dennis Clark parcel # R13233-169-4470

c/o Michael F. Clark, P. O. Box 246

Coupeville, WA 98239

104. Frain House/Burton Engle House

217

CPVL CONSOL SCHL parcel # R13104-394-337

5 SE Terry RD.

Coupeville, WA 98239

105. Reuble Squash Barn

218

Roy Edenholtm parcel # R13104-419-445

P. O. Box 881

Coupeville, WA 98239

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Continuation Sheet

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MAP C: Contributing Resources, Fort Casey Military Reservation

Notes: Fort Casey Military Reservation is documented and listed in the 1973 Central Whidbey Island Historic District Nomination. This map is provided for reference. In this amendment, the entire Reservation is considered one property. Inventory cards 306, 314, 315, and 334 describe primary structures located within the Fort Casey Military Reservation.

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MAP D: BUILDING CLUSTERS

Notes: building clusters are properties with multiple structures related to farming or other land use activities associated with the history of the Reserve. Numbers correspond to location depicted on Map A: Contributing Resources. The number following property name refers to the inventory card number.

SAN DE FUCA UPLANDS

No. Property Name

- 2. J. Neinhuis Place (6)
- 4. Arnold Farm (42)
- 5. Neinhuis/Leach Place (13)
- 8. Vande Werfhorst Place (35)
- 11. Vandevote Farm (29)
- 12. Lupiens House (31)
- 14. Van Dam Place (37)
- 15. Morris Place (52)
- 22. Arnold/Grasser Place (45)

WEST WOODLANDS

No. Property Name

- 27. Cook House/Sherman Place (64)
- 28. Art Holmburg Place (56)

EBEY'S PRAIRIE

No. Property Name

- 30. Engle Farm (297)
- 31. Gould House/Smith Farm (282)
- 33. LeSourd/Sherman Farm (283, 284, 285)

- 35. Tuft House (299)
- 36. Harmon/Pearson/Engle House (289)
- 37. Gallager Place/Al Sherman Farm (291)
- 42. Ferry House (280)
- 43. Ed Jenne House (293)
- 45. Samuel Hancock House (292)

FORT CASEY UPLANDS

No. Property Name

- 57. Reuble Farm (309)
- 60. Fort Casey Military Reservation (306, 314, 315, 334)

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MAP D: BUILDING CLUSTERS (continued)

Notes: Building clusters are properties with multiple structures related to farming or other land use activities associated with the history of the Reserve. Numbers correspond to locations depicted on Map A: Contributing Resources. The number following property name refers to the inventory card number.

CROCKETT PRAIRIE

No. Property Name

- 61. Gillespie Farm (322)
- 62. Gilbert Place/Eggerman House (327)
- 63. Hugh Crockett House/Boyer Farm
(323)
- 65. C. Wanamaker House (331)
- 67. Col. Walter Crockett Farmhouse (325)

EAST WOODLANDS

No. Property Name

- 74. Meyers House (205)

SMITH PRAIRIE

No. Property Name

- 75. John Kineth Jr. Farmhouse (234)

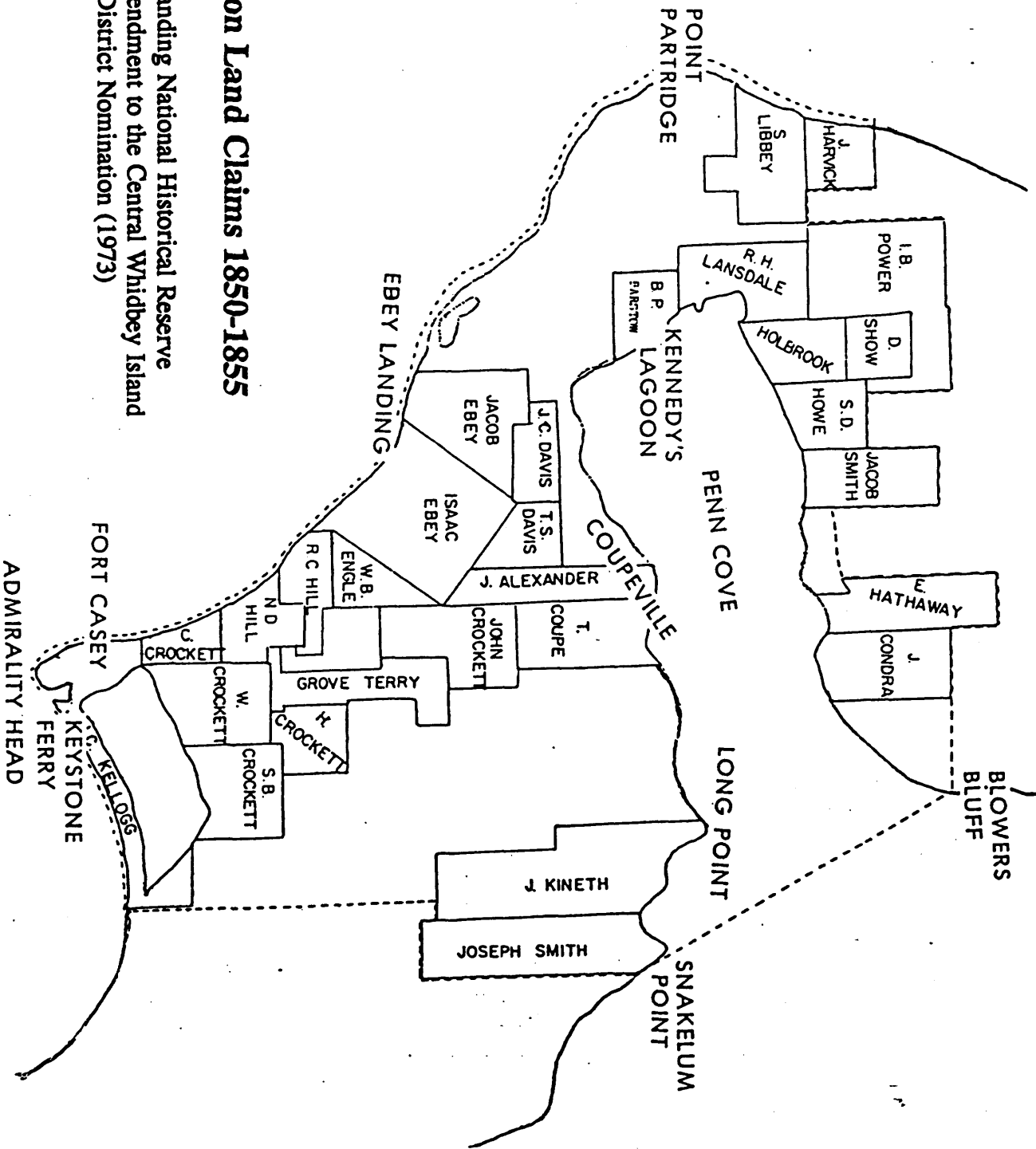
Island County Roads Central Whidbey Island 1899

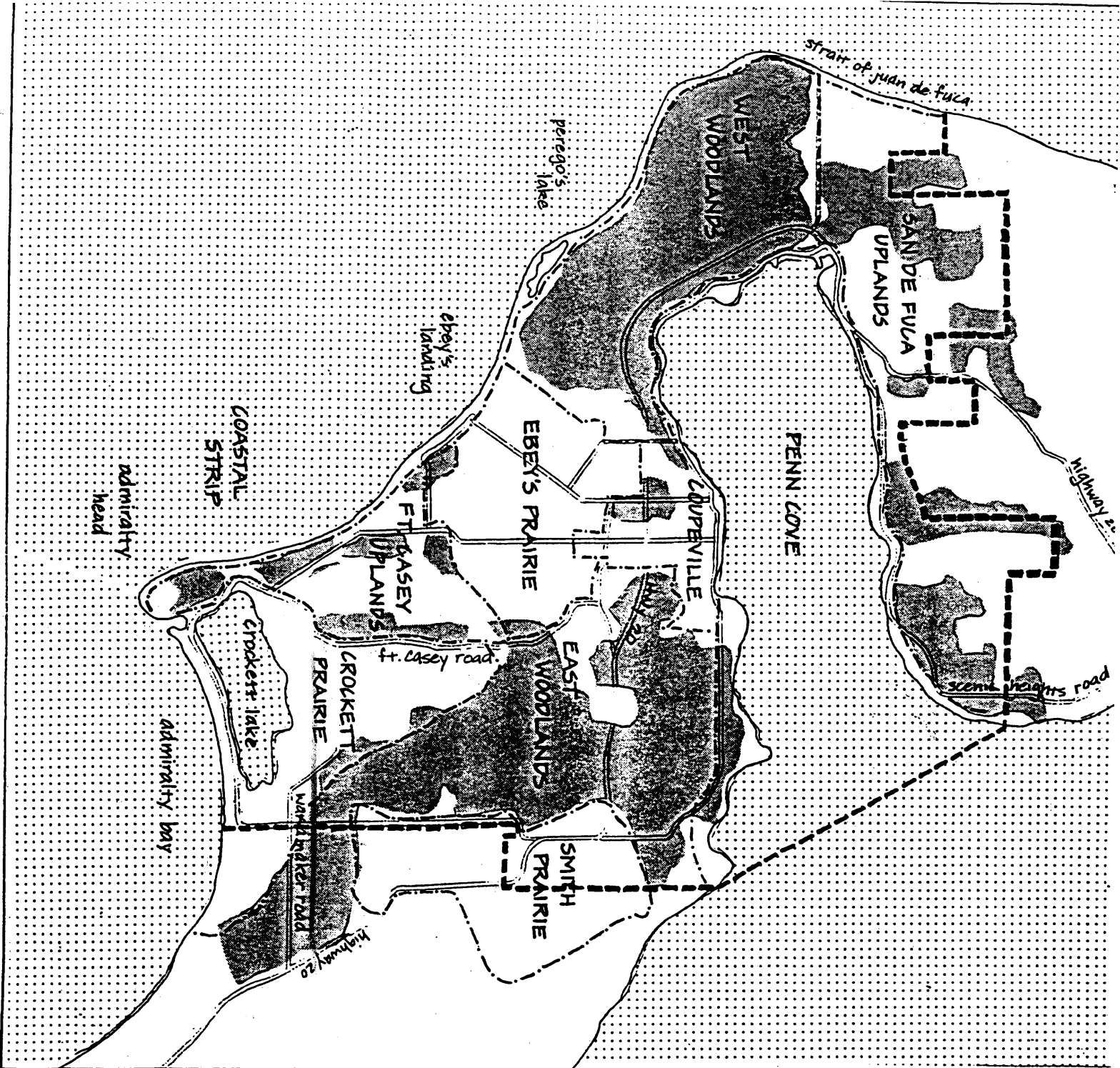
Location: Island County Engineering Office,
Coupeville, Washington



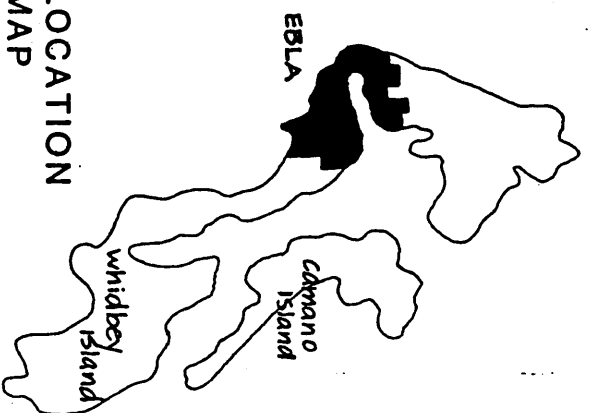
Donation Land Claims 1850-1855

Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)









LOCATION
MAP



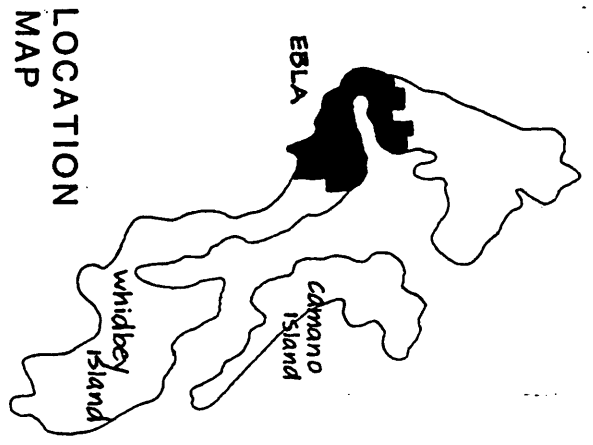
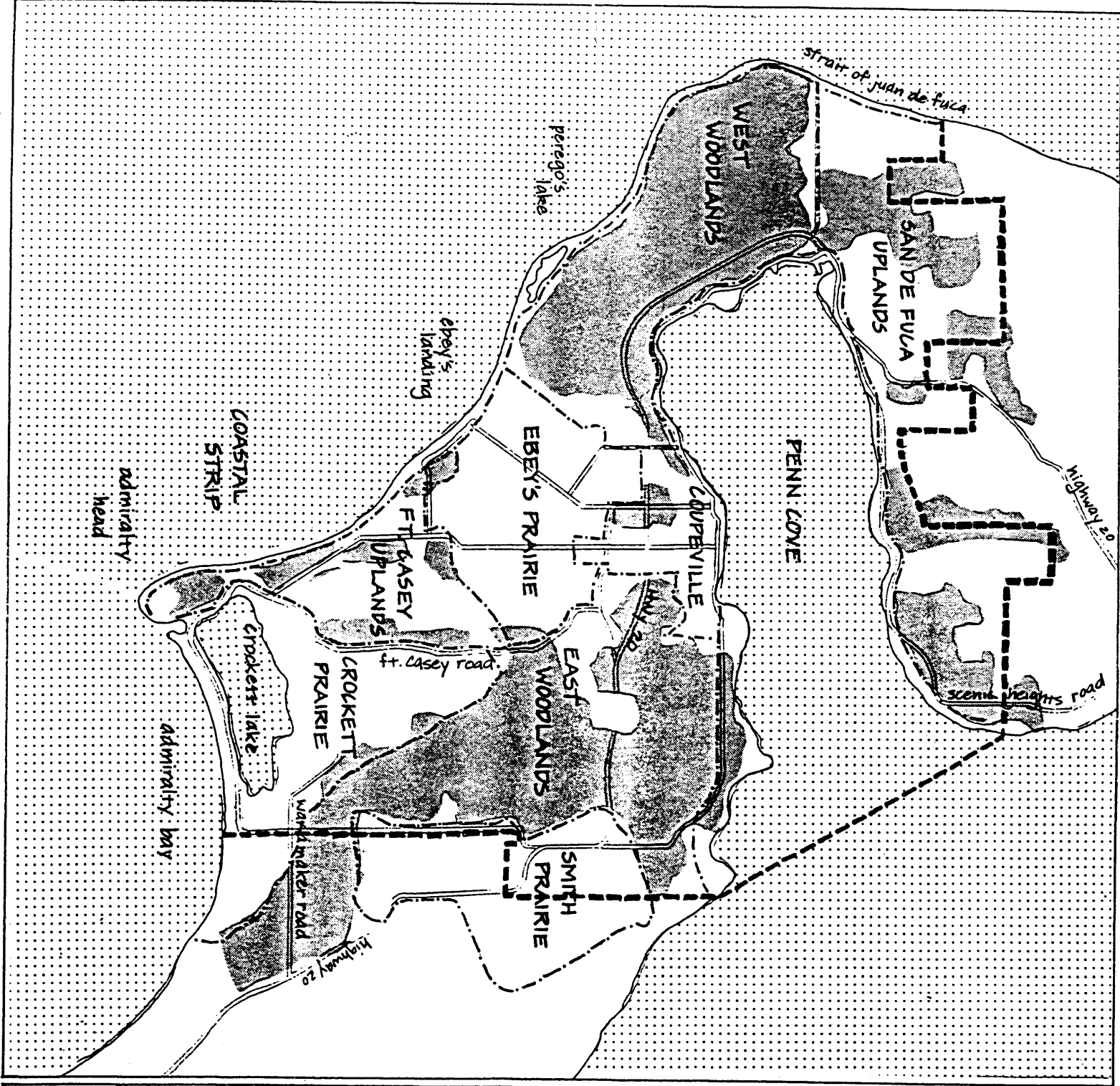
LEGEND

-  WATER
-  WOODLANDS
-  RESERVE BOUNDARY
-  AREA BOUNDARY



SCALE:
1" = 1 MILE

CHARACTER
AREAS



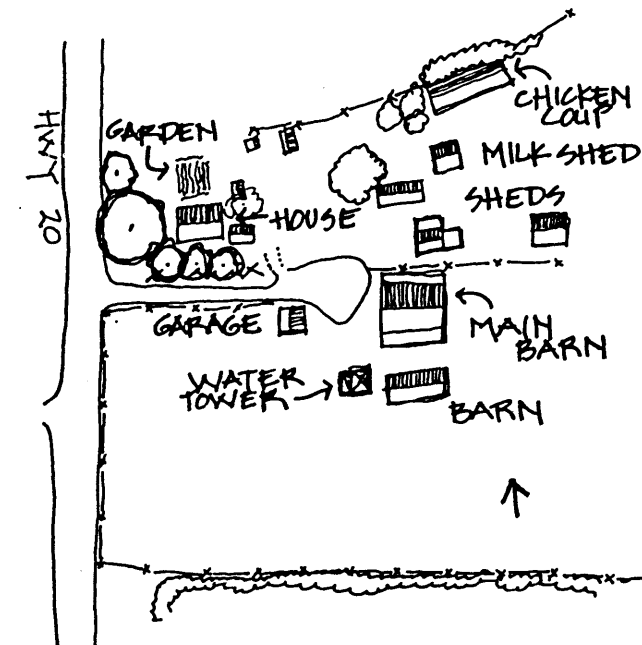
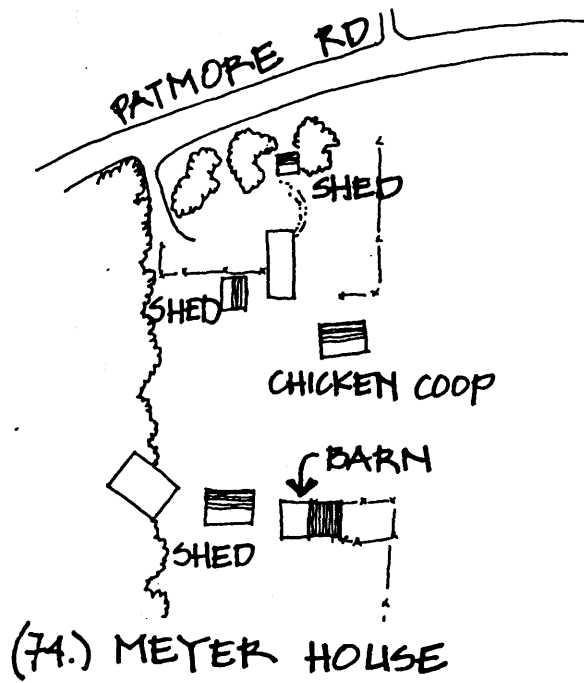
LEGEND

- WATER
- WOODLANDS
- RESERVE
- BOUNDARY
- AREA BOUNDARY

SCALE: 1" = 1 MILE

NORTH

CHARACTER AREAS



EBEY'S LANDING
National Historical Reserve



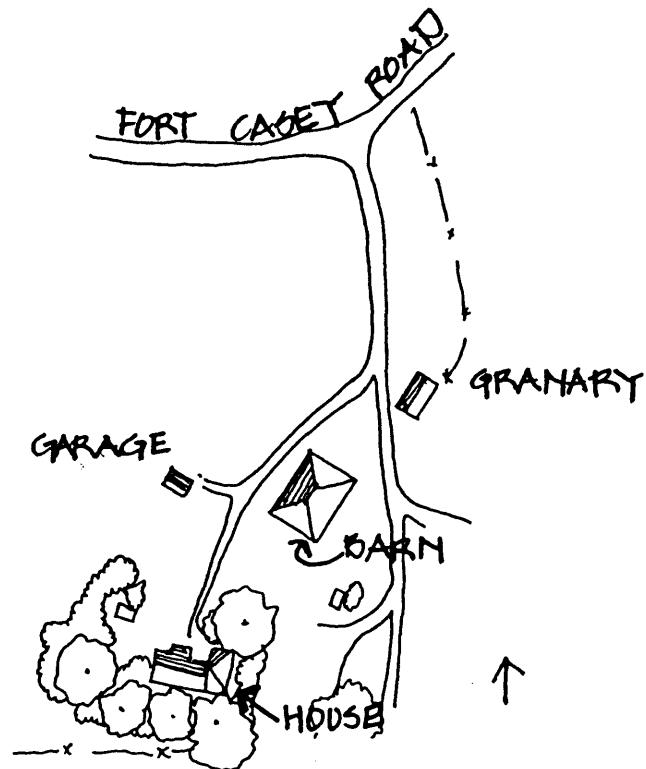
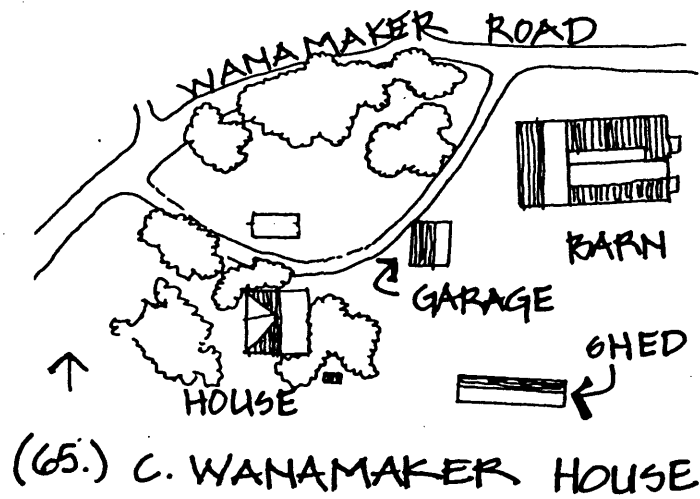
Contributing



Compatible



Non-contributing



EBEY'S LANDING
National Historical Reserve



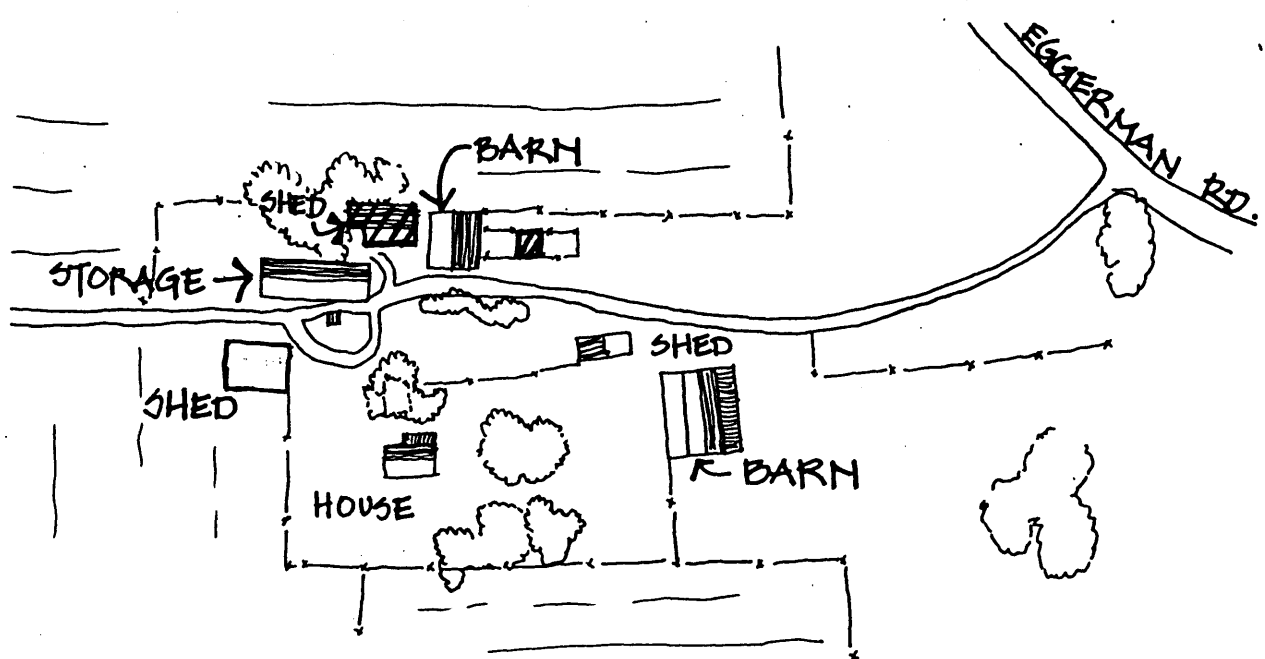
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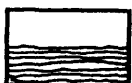


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(63.) HUGH CROCKETT HOUSE/ BOYER FARM

EBEY'S LANDING
National Historical Reserve



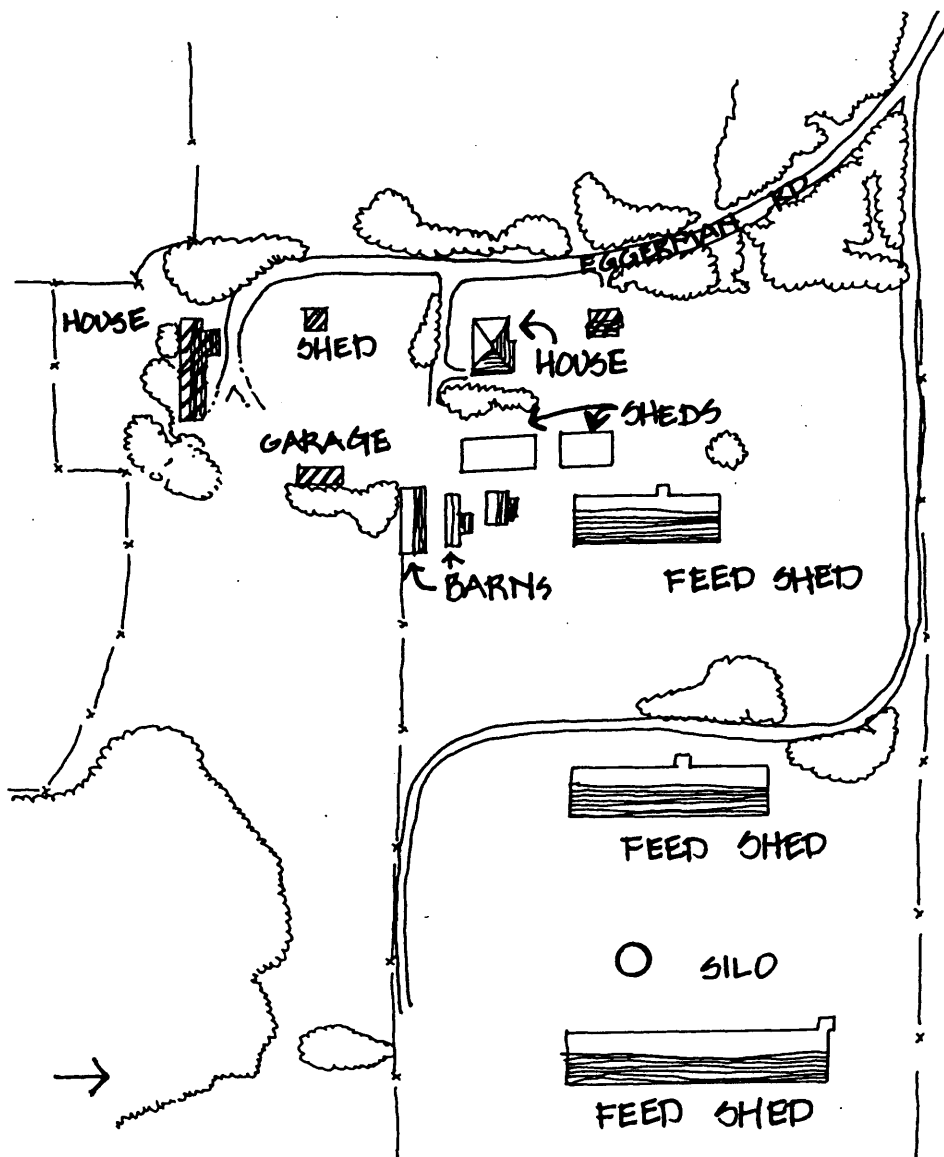
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(62.) GILBERT/EGGERMAN HOUSE

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National Historical Reserve



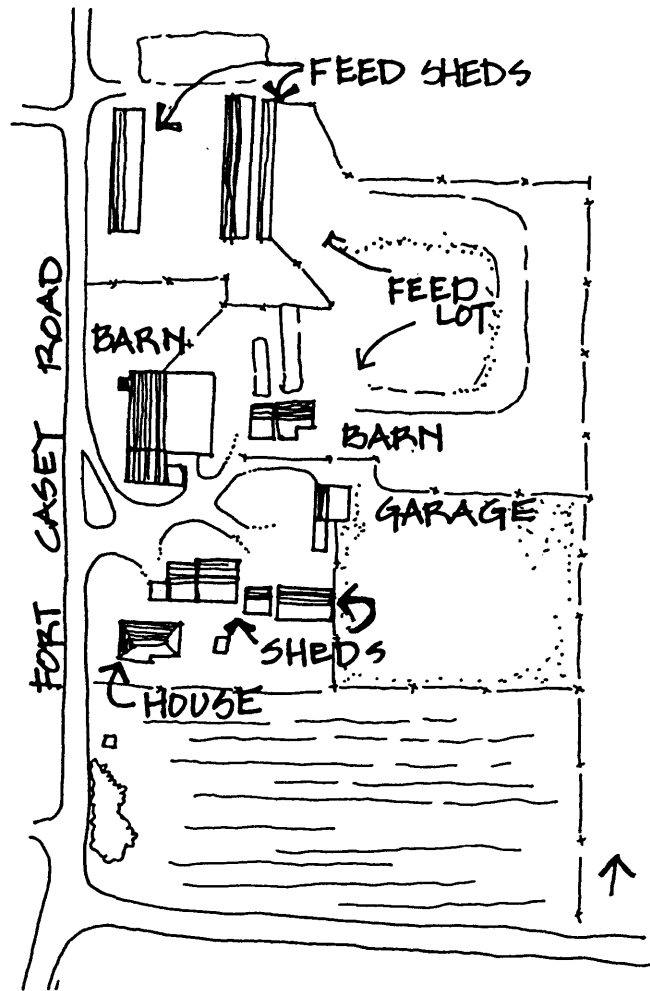
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Non-contributing



(61.) GILLESPIE FARM

EBEY'S LANDING
National Historical Reserve



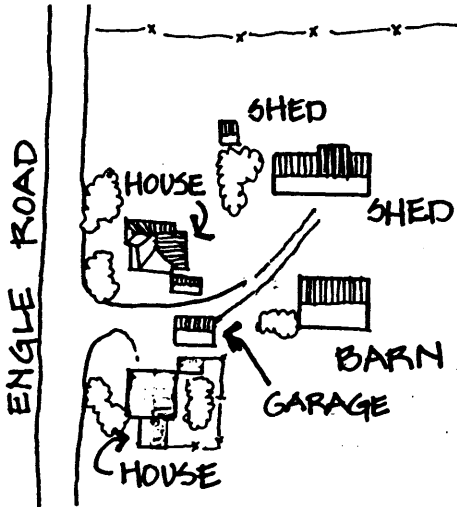
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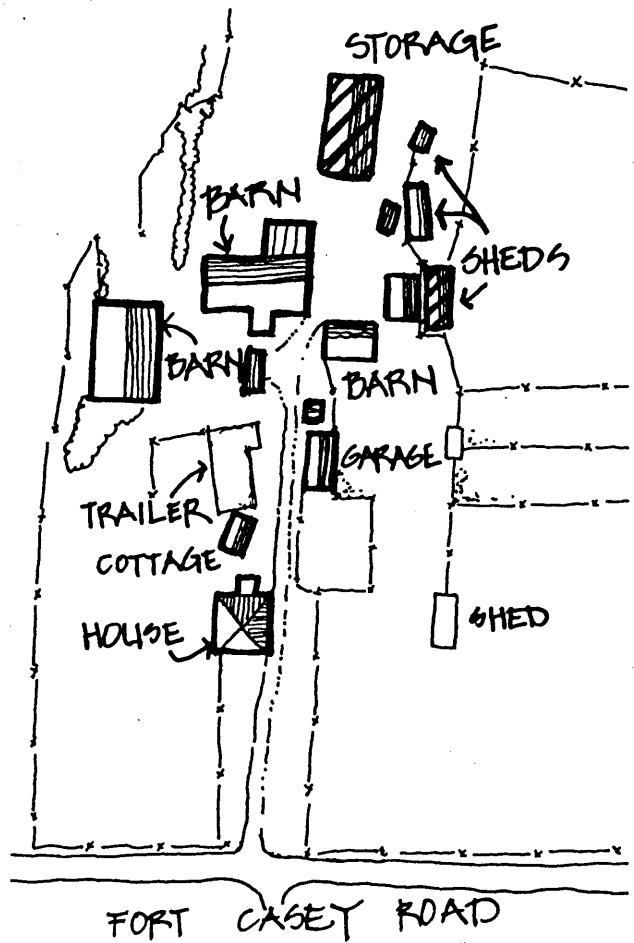
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Non-contributing



(45.) SAMUEL HANCOCK HOUSE



(57.) REIBLE FARM

EBEY'S LANDING
National Historical Reserve



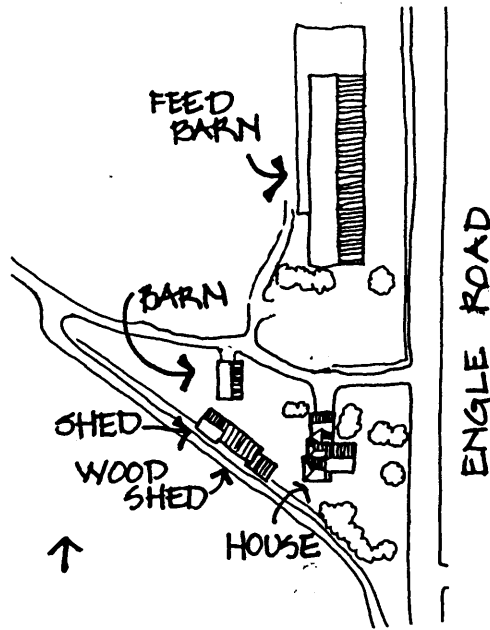
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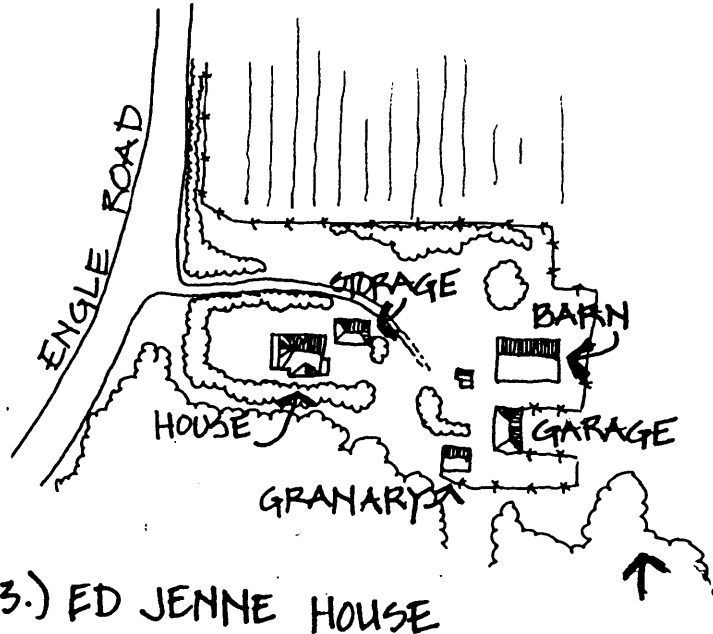
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Non-contributing



(37.) GALLAGER PLACE/AL SHERMAN FARM

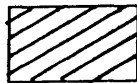


(43.) ED JENNE HOUSE

EBEY'S LANDING
National Historical Reserve



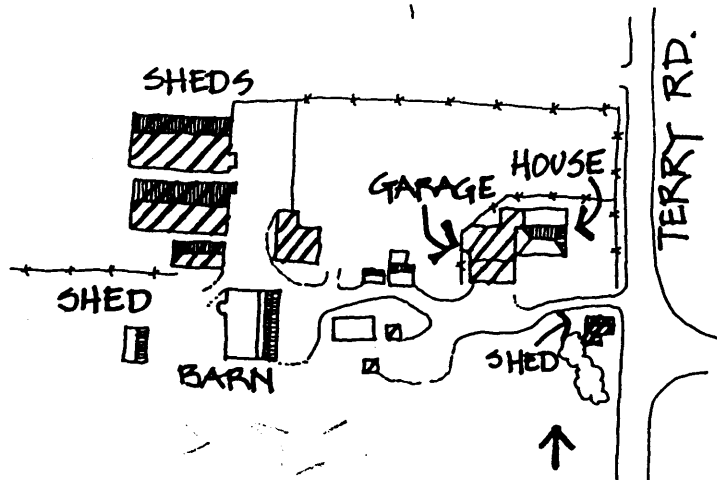
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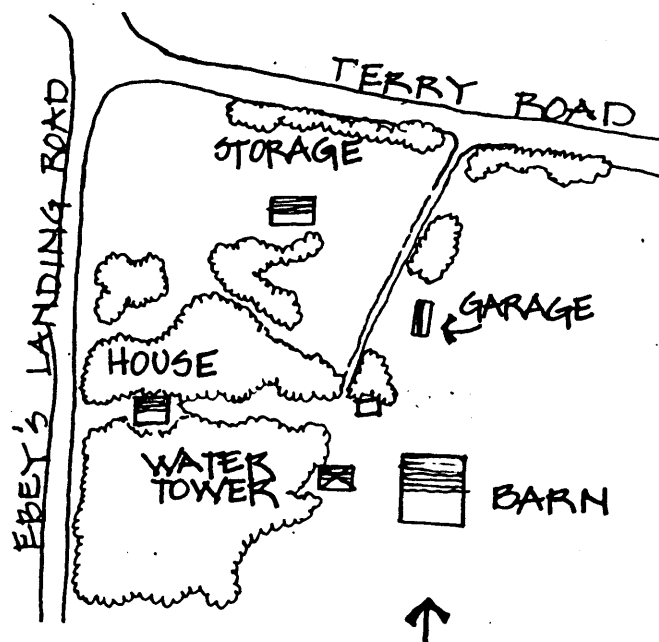
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Non-contributing



(35.) TUFT HOUSE



(36.) HARMON/PEARSON/ENGLE HOUSE

EBEY'S LANDING
National Historical Reserve



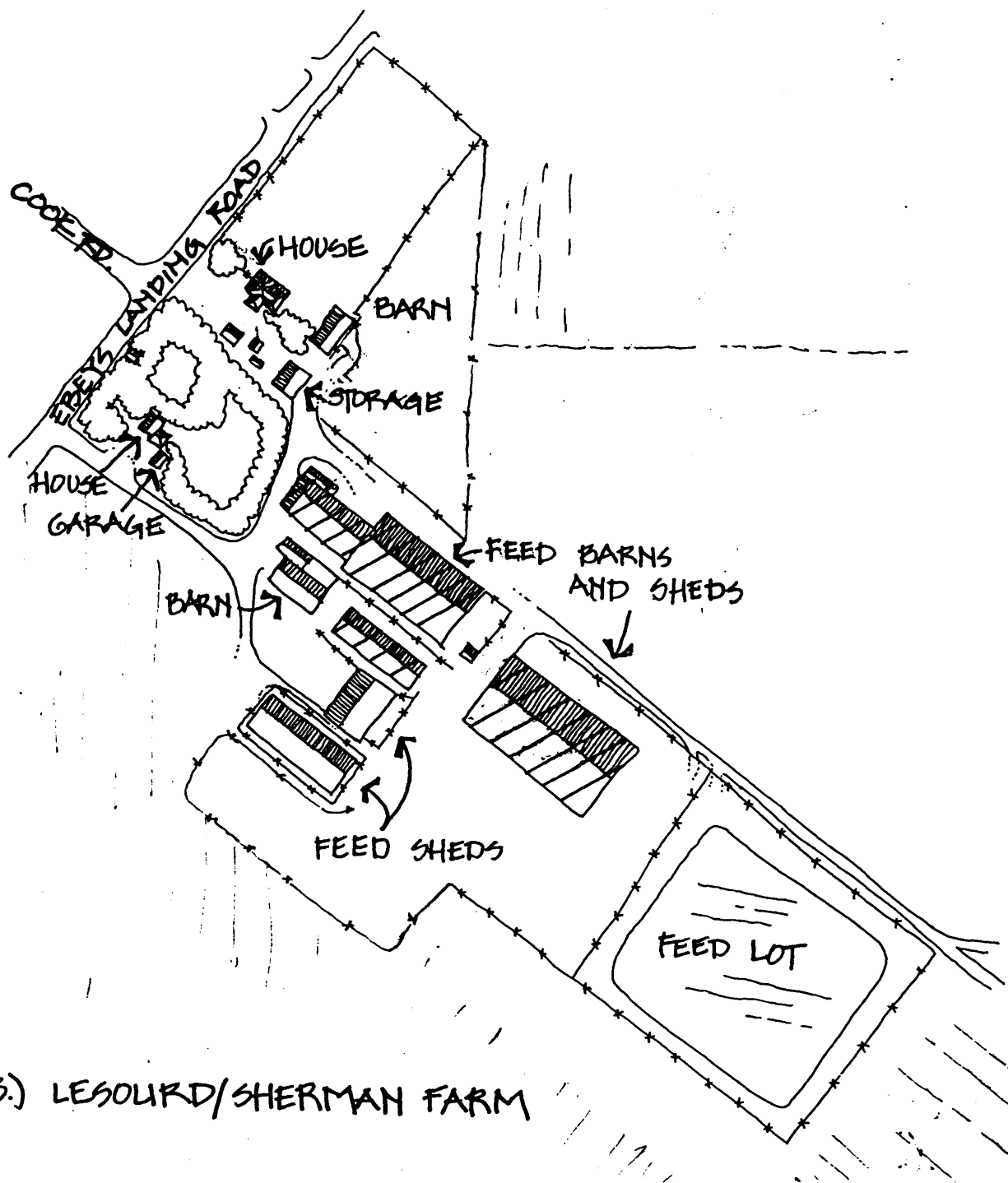
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Non-contributing



(33.) LESOURD/SHERMAN FARM

EBEY'S LANDING
National Historical Reserve



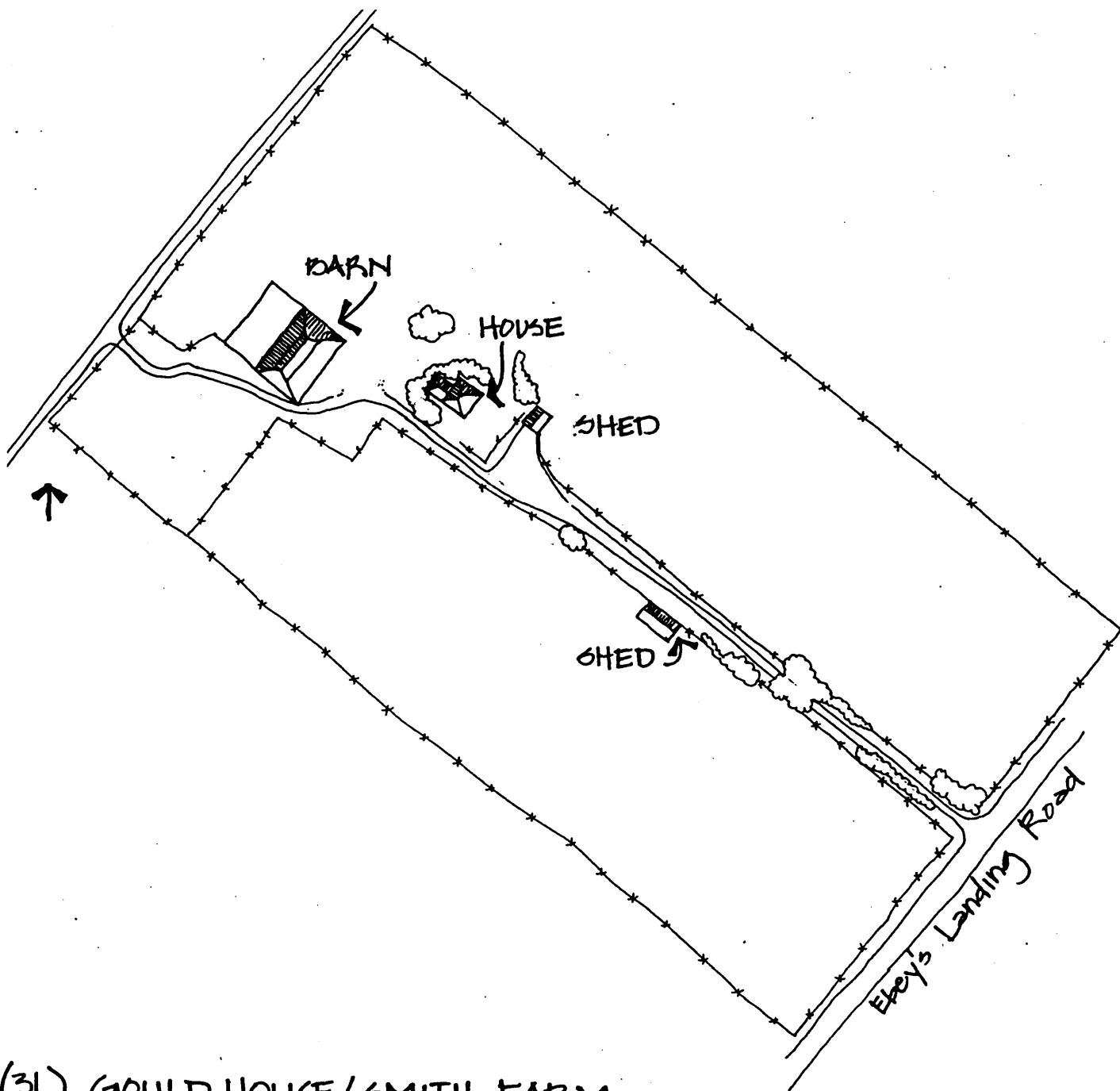
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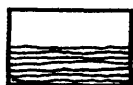


Non-contributing



(31.) GOULD HOUSE/SMITH FARM

EBEY'S LANDING
National Historical Reserve



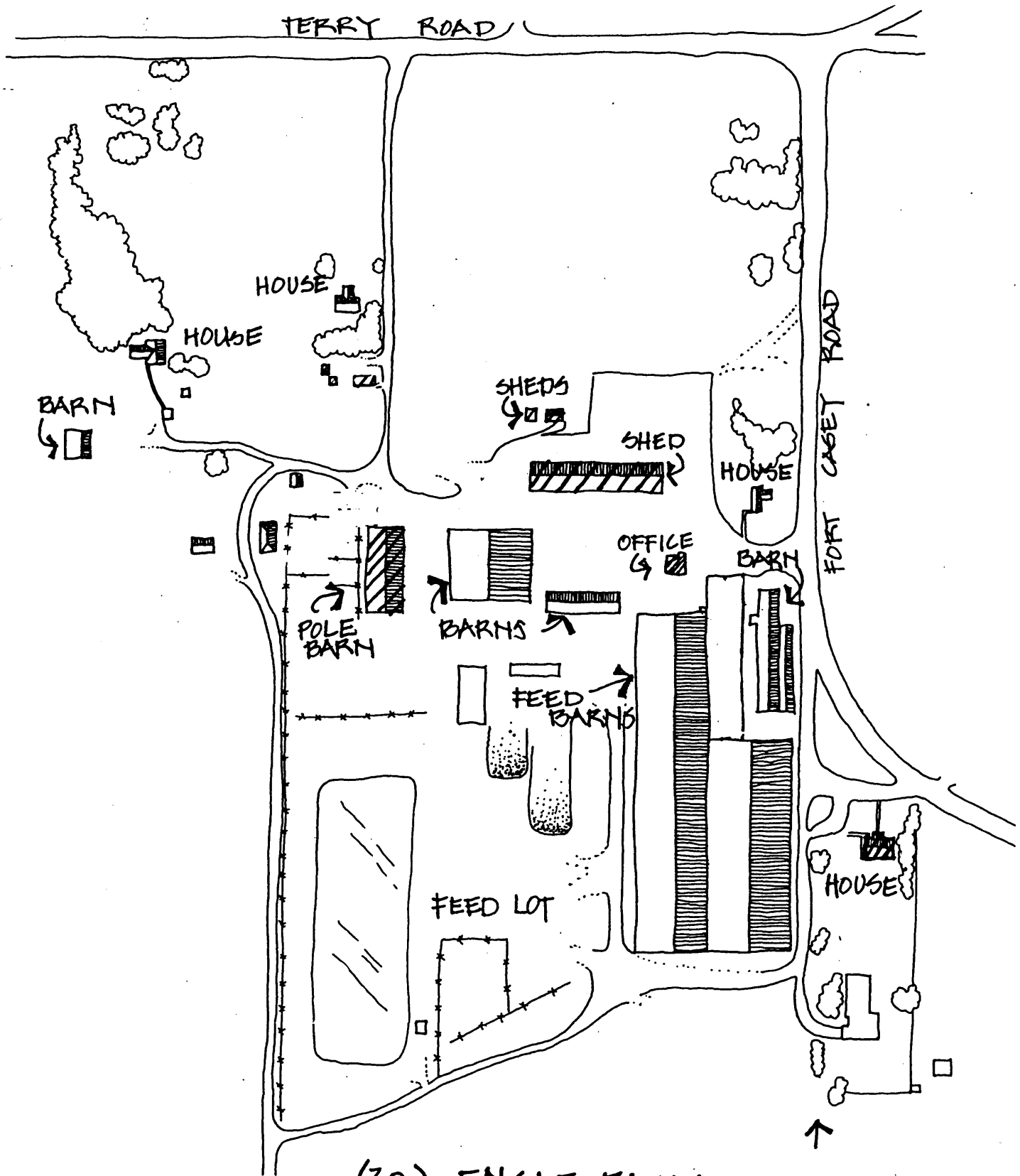
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Non-contributing



(30.) ENGLE FARM

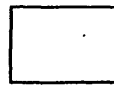
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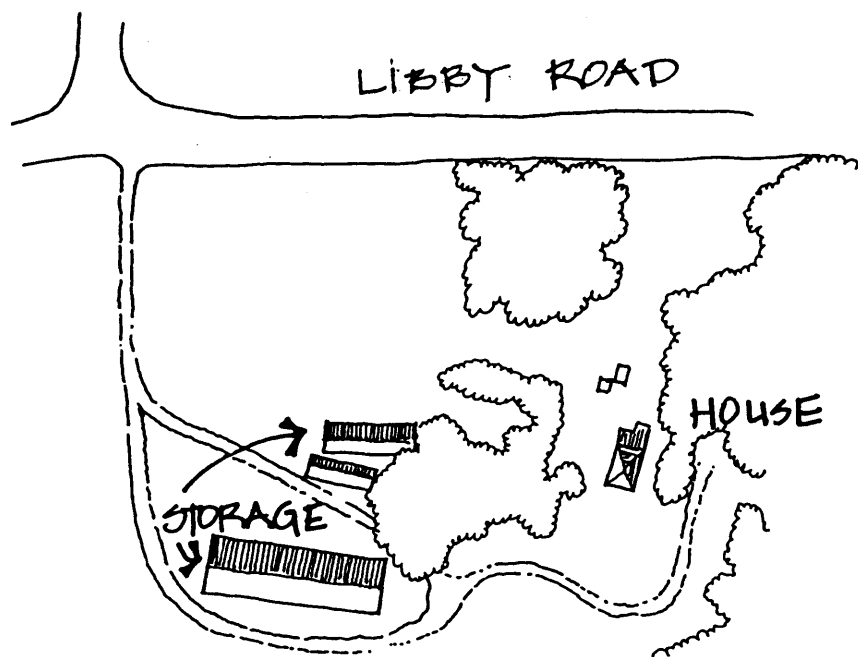
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(28.) ART HOLMBURG PLACE

EBEY'S LANDING
National Historical Reserve



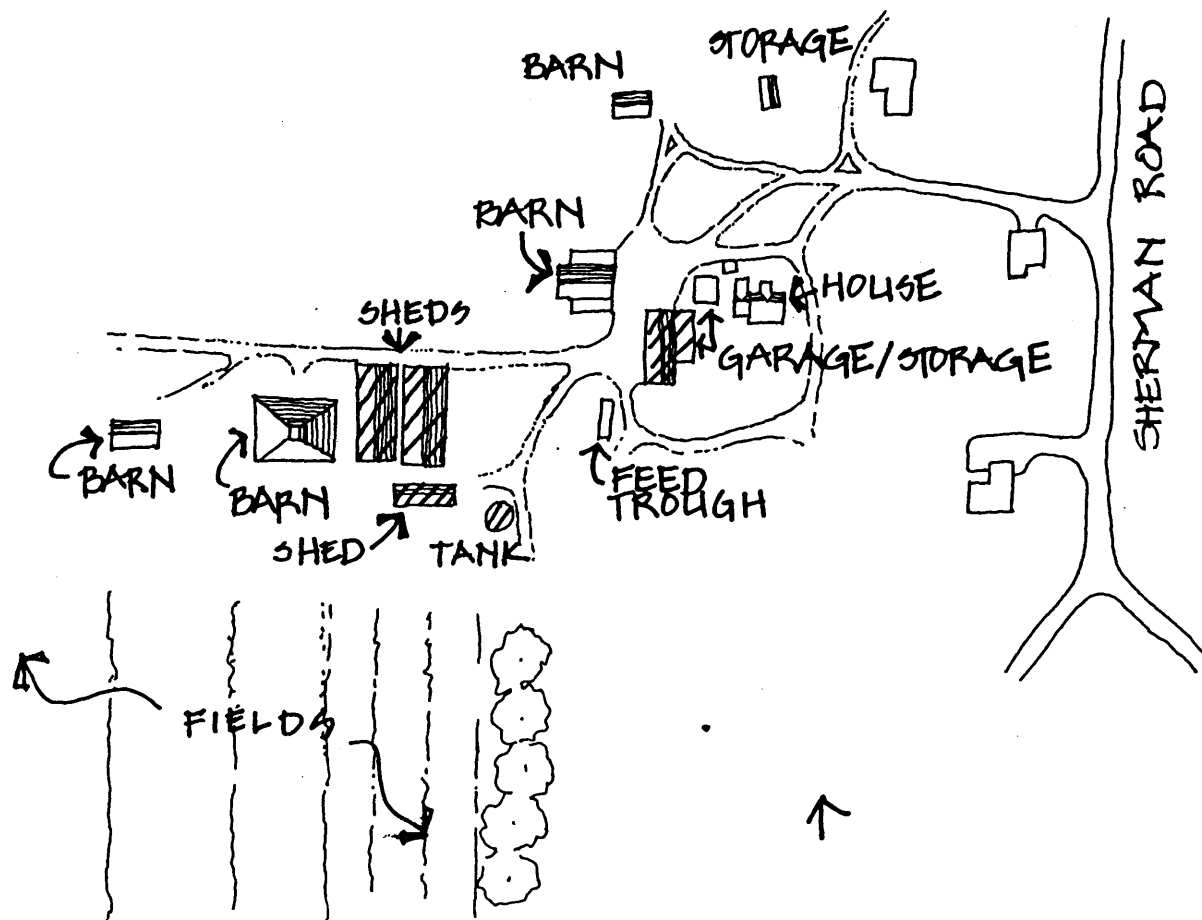
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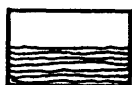


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(27.) LOOK HOUSE / SHERMAN PLACE

EBEY'S LANDING
National Historical Reserve



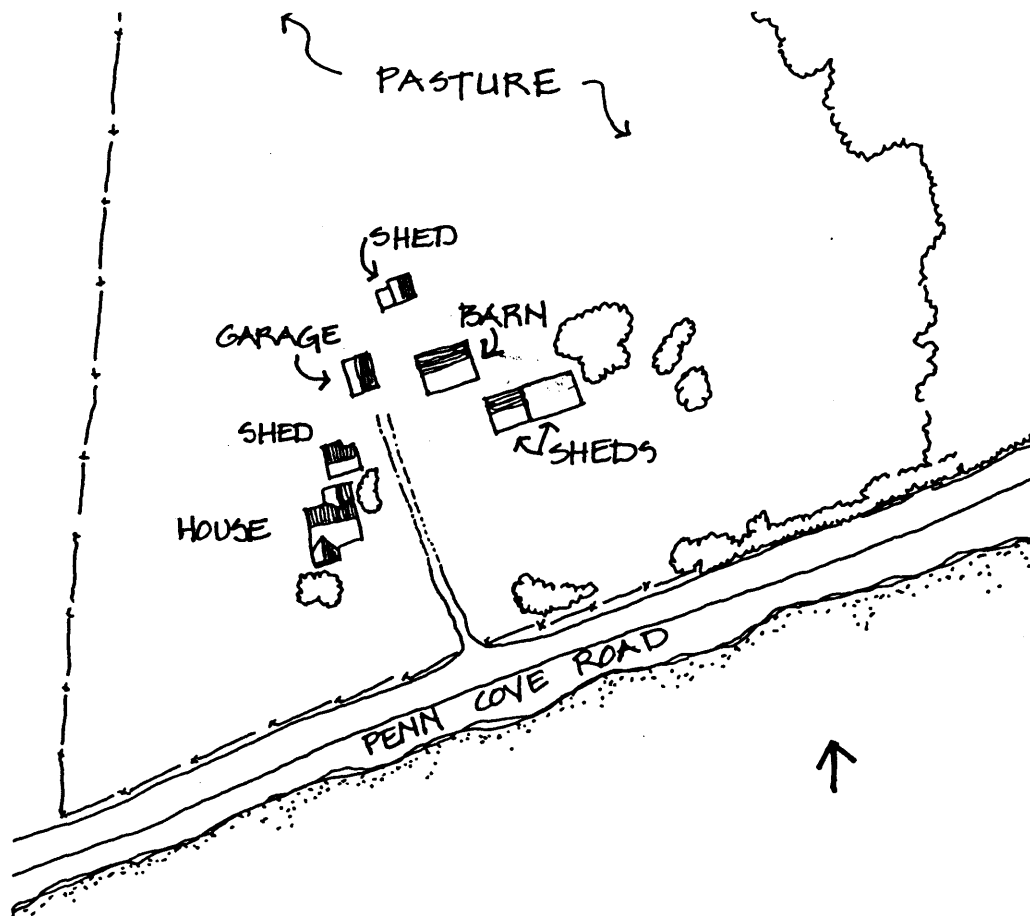
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(22.) ARNOLD/GRASSER PLACE

EBEY'S LANDING
National Historical Reserve



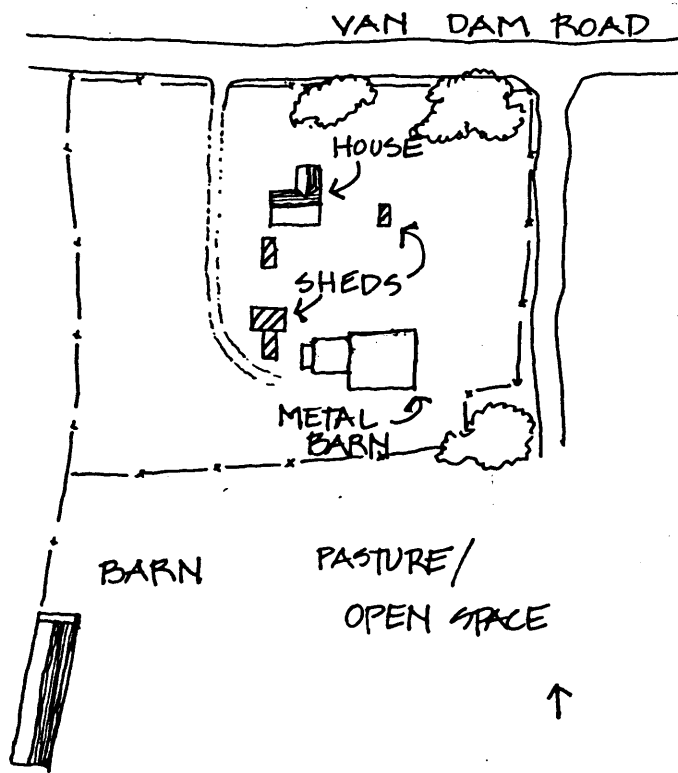
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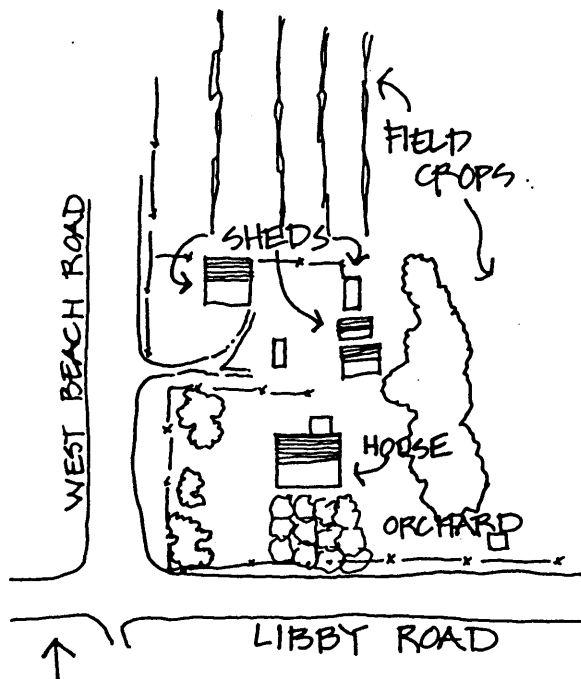
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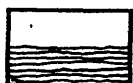


(14.) VAN DAM PLACE



(15.) MORRIS PLACE

EBEY'S LANDING
National Historical Reserve



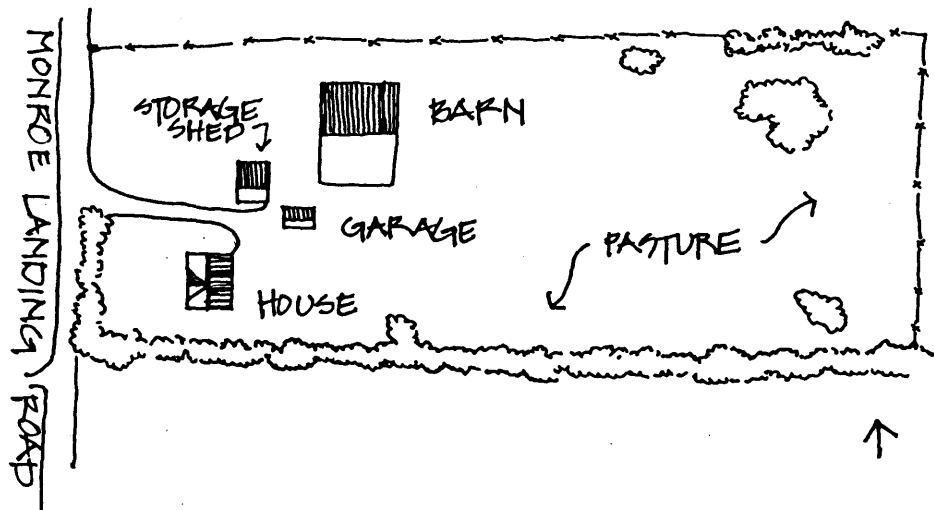
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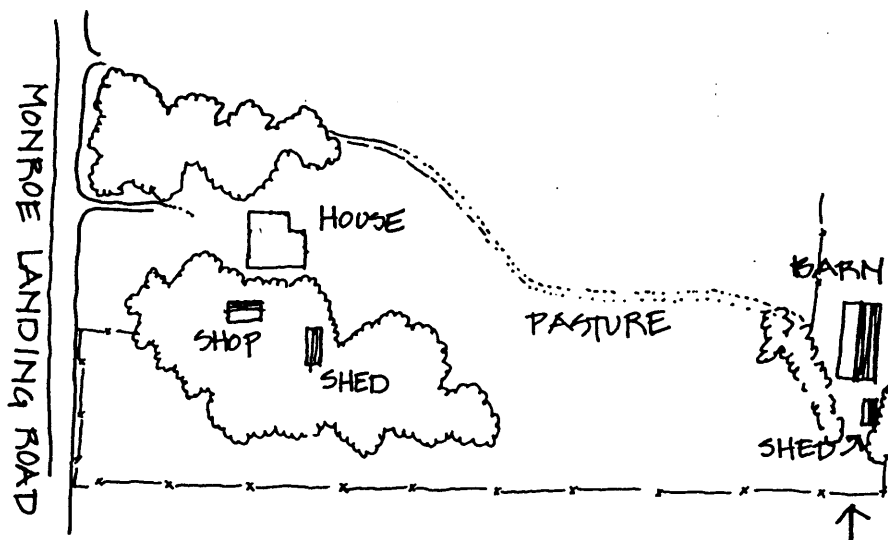
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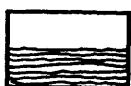


(11.) VANDERVOTE FARM



(12.) LUPIENS HOUSE

EBEY'S LANDING
National Historical Reserve



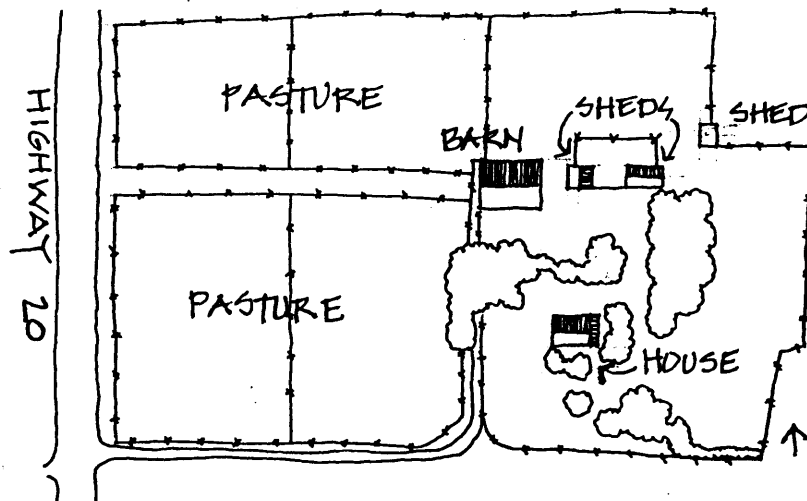
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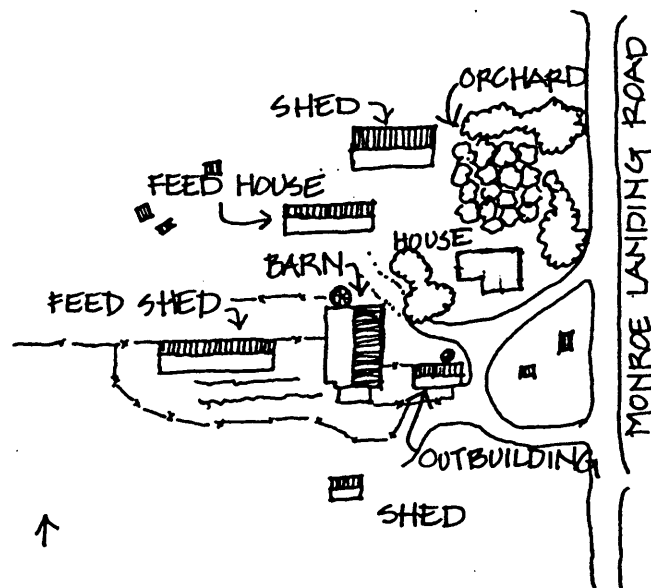
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(5.) NEINHUIS/LEACH PLACE



(8.) VANDEWERFHORST PLACE

EBEY'S LANDING
National Historical Reserve



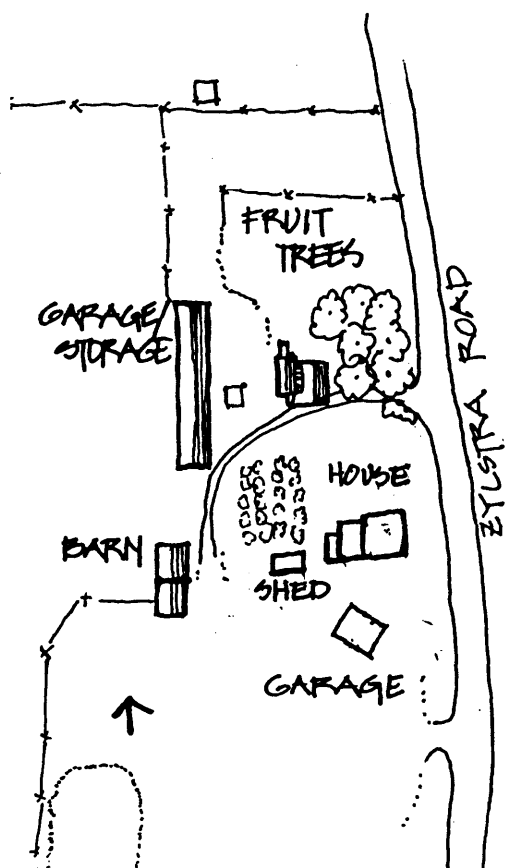
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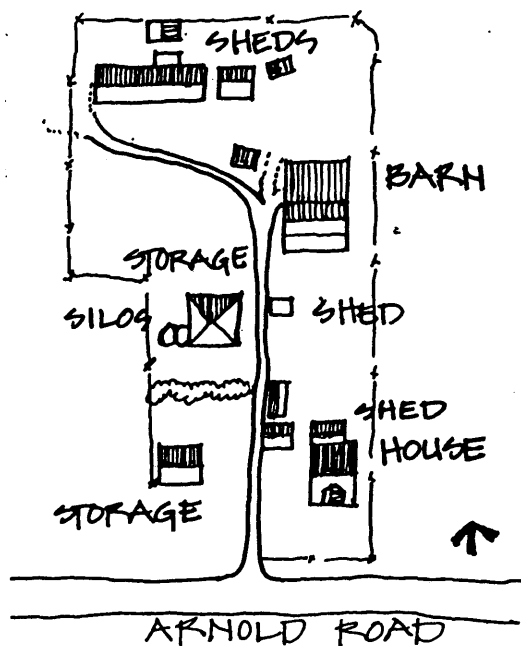
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Non-contributing



(2.) J. NEINHUIS PLACE



(4.) ARNOLD FARM

EBEY'S LANDING
National Historical Reserve



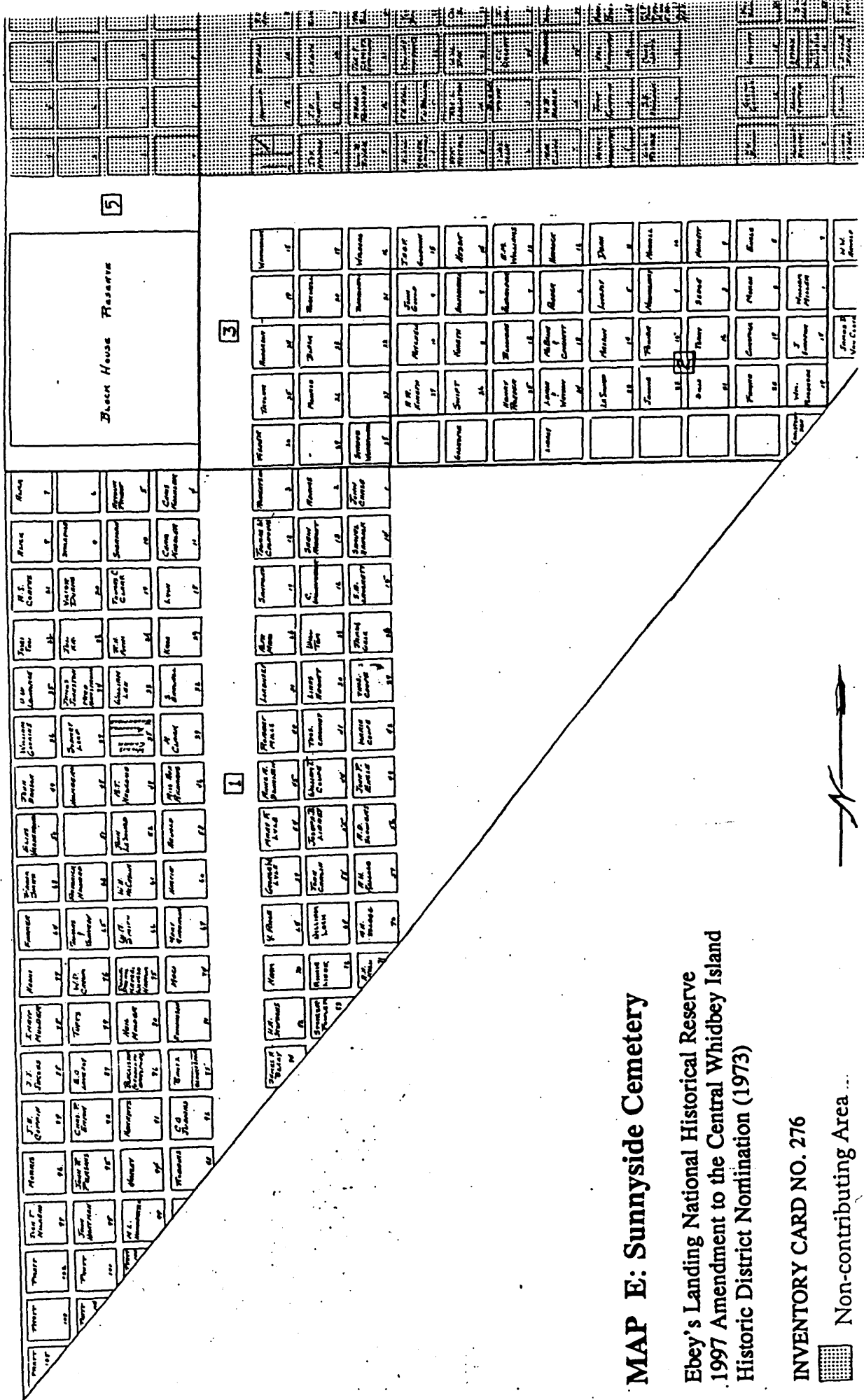
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
Non-contributing



MAP E: Sunnyside Cemetery

Ebey's Landing National Historical Reserve
 1997 Amendment to the Central Whidbey Island
 Historic District Nomination (1973)

INVENTORY CARD NO. 276

 Non-contributing Area

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Index of Photos of Ebey's Landing National Historical Reserve -

The photographs included within this amendment were taken by National Park Service historian Gretchen Luxenberg, in August 1996. The negatives are located at Ebey's Landing National Historical Reserve, Coupeville, Washington. All of the properties are located within the mailing address of Coupeville, Washington. All of the properties are included within the Central Whidbey Island Historic District, a National Register property listed in 1973. These photographs primarily represent properties which were not included in the original nomination form. They are listed in the order they appear in this amendment; the numbers which follow the property names refer to the inventory card numbers (cards are included as part of the amendment).

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6. Smith Net House, from west, #260
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23. Muzzall Farm (barns), from south, #238
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32. Zylstra House/Sherod House, from east, #4
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48. Tuft House/Dale Sherman Property (house), from east, #299
49. Tuft House/Dale Sherman Property (outbuildings), from southeast, #299
50. Frain House/Burton Engle House, from north, #217
51. James Wanamaker House/Martin House, from southwest, #105
52. Barrett/Skubi House, from west, #93
53. Gallagher Place/A. Sherman House, from south, #291
54. Sherman Squash Barn, from south, #303
55. "Old Al Comstock Place," from north, #304
56. Engle Squash Barn, from east, #321
57. Hancock Granery, from south, #302
58. Sherman Hog House, from north, #318
59. Fort Casey Military Reservation, Officers' Housing, from southeast, #306
60. Fort Casey Military Reservation, Warehouses, from south, #326
61. Fort Casey Military Reservation, Firehall, from west, #314

United States Department of the Interior
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Continuation Sheet

Section number Page 79

62. Fort Casey Military Reservation, Gas Station, from west, #314
63. Fort Casey Military Reservation, Quartermaster Office, from north, #314
64. Fort Casey Military Reservation, Barracks, from west, #314
65. Fort Casey Military Reservation, Officers' Quarters, from west, #314
66. " " " " , Gymnasium, from east, #314
67. " " " " , Lighthouse, from south, #315
68. " " " " , Rubin Turman Battery, from east, #315
69. " " " " , Quartermaster Wharf, from west, #334
70. " " " " , Pump House, from south, #332
71. Schulke House/Steadman House, from northwest, #336
72. John Gould House/Miller House, from east, #333
73. Clarence Wanamaker House, from northwest, #331
74. Sam Crockett House, from northeast, #329
75. Old Anderson Place (house), from north, #311
76. " " " (barn), from northeast, #311
77. Fort Casey Housing/Myers Property (outbuildings), from east, #231
78. Gilbert Place/Eggerman House (barns), from west, #327
79. " " " " (barns), from west, #327
80. Gillespie House Complex, from southeast, #322
81. " " , from south, #322
82. Reuble Farm, from southeast, #309
83. Grove Terry House (site), from east, #316
84. Wiley House (barn), from southeast, #307
85. Thomas/Sullivan House, from northwest, #219
86. Engle Farm (Wm. Engle house), from northeast, #297
87. Reuble Squash Barn, from southwest, #218
88. Pat's Place/Tyee Motel and Cafe, from southwest, #100
89. Penn Cove Veterinary Clinic, from east, #101
90. Chapman Rental House, from southeast, #99
91. Frank Newberry House, from southwest, #97
92. Nichols/Bennett House, from east, #95
93. Coupeville Town Hall, from southwest, #202
94. Island County Courthouse, from north, no inventory card #
95. " " , from northwest, no inventory card #
96. James Gillespie House/Bird House, from southeast, #124
97. Leach House, from west, #75
98. Heckenbury House/Masonic Rental House, from southwest, #72

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Continuation Sheet

Section number Page 80

99. Pontiac Dealership/Auto Barn, from northwest, #174
100. Cushen House, from northwest, #176
101. Fire Hall/Old Island County Museum, from southwest, #70
102. Flora A.P. Engle House, from southeast, #74
103. Telephone Exchange Building, from southeast, #73,
104. Tom Howell's Barbershop/Mitchell's Antiques, from nw, #156
105. Post Office/Laundromat, from northeast, #158
106. Carl Gillespie House/Rosie's, from southeast, #79
107. Roundy Law office, from northeast, #83
108. Williams House, from northwest, #210
109. Howell House/Wright House, from northeast, #116
110. Ed Clark House/Bishop House, from southwest, #115
111. Morris House/Reynolds Rental House, from southwest, #114
112. Clark House, from northwest, #212
113. Polly Harpole's Maternity Home, from east, #122
114. Morris House/Wells Rental House, from southeast, #121
115. Courthouse Vault, from southwest, #206
116. Coupeville Courier Printing Office, from southwest, #184
117. Hesselgrave/Bagby Rental House, from northeast, #182
118. Jefferds Rental House, from north, #181
119. First Methodist Parsonage, from southeast, #179
120. Ives/Jefferds Rental House, from west, #117
121. Stark/Jefferds Rental House, from west, #118
122. Methodist Parsonage, from north, #177
123. Clapp House/Ghormley House, from northwest, #186
124. Conard House, from northwest, #187
125. Ervin Rental House, from northwest, #188
126. Charles Angel/Rojas House, from northwest, #125
127. Vaugh House/Anderst Rental House, from northwest, #209
128. Chris Solid House, from north, #193
129. Chromy House, from south, #194
130. Howard/Lindsey/Staal House, from southwest, #196
131. Benson House/Dole House, from west, #131
132. Benson/Bowers House, from northeast, #129
133. Newcomb House, from east, #127
134. Newcomb Property, from east, #127A
135. Mock House, from northwest, #132

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Section number Page 81

- 136. Johnson/Howe House, from west, #133
- 137. King Place/McCabe House, from west, #135
- 138. Boothe House, from west, #134
- 139. Bergman House, from west, #144
- 140. O'Leary Cottage/Snakelum House, from south, #273
- 141. McAllaster Cottage, from west, #272
- 142. William Aubert/Titus House, from north, #270
- 143. Strong House, from west, #229
- 143A. Strong Property Barns, from east, #229
- 144. Old Boyer Place/Lee James Property, from north, #296, #300
- 145. Abbott/Knowles/Lynch House, from south #215
- 146. Old Art Black Place/Jeffers Complex (barns), from south, #65
- 147. John Kineth Jr. Farmhouse, from southwest, #234
- 148. Strong Granery, from southwest, #223
- 149. Snakelum Monument, from west, no inventory card #
- 150. Crockett Prairie, from northeast
- 151. San de Fuca, from west
- 152. Ebey's Prairie, from northwest
- 153. Ebey's Prairie, from northwest.
- 154. Coupeville, Front St., from west.

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MAR 26 2010

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICEUnited States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Central Whidbey Island Historic District (amendment)other names/site number Ebey's Landing National Historical Reserve

2. Location

street & number Central Whidbey Island☐ not for publicationcity or town Coupeville vicinity☐ vicinitystate Washington code WA county Island code 029 zip code 98239

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title

Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency/bureau or Tribal GovernmentIn my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register determined not eligible for the National Register removed from the National RegisterX other (explain:)

Additional Documentation Approved

Signature of the Keeper

Date of Action

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

This small, vernacular farmhouse with Queen Anne style elements is located at 704 South Main Street, in Coupeville, WA, and within the Central Whidbey Island Historic District/Ebey's Landing National Historical Reserve, a district first established in 1973 and later amended to include additional historic buildings. This house exhibits characteristics of a farmhouse, with a T-shape, concrete foundation, intersecting gable roof with composition siding, drop wood siding and a four paneled wood door. The house was originally identified as Contributing to the district in 1983 (not included in 1973 National Register nomination), but alterations in the late 1980s-early 1990s resulted in a loss of integrity in a 1997 amendment and subsequent reclassification as Non-Contributing. The house has now been rehabilitated and its character defining features have been reestablished by the removal of non-historic materials.

Narrative Description

The house located at 704 South Main Street in Coupeville, WA was built c. 1900. Very little is known about this building. It was likely a T-shaped house with a recessed front porch across the front (east) façade of the house, facing South Main St. The four paneled front door was to the left, facing north. This door, and the decorative shingles in the gable ends on the north and east facades, with small decorative brackets and a wide fascia board, were the sole ornamentation on this otherwise severe vernacular farmhouse. The cross-gabled roof would have been clad in wood shingles. The house was sided in drop wood siding, with large windows in pairs (in living room) but otherwise single double-hung, or single-hung sash (unknown). A bathroom was likely added on to the house on the northwest corner. The rear door was recessed within a small porch, later closed in with the addition (unknown) of a mudroom. Some time in the 1950s or 1960s (County records show "new building" in 1962, possibly because work was completed on house), a composition siding that appeared to look like brick was installed, and some if not all of the original wood windows were replaced with other wood windows, within the same openings. The front porch was closed in to make a larger kitchen, and the existing front door became an interior closet door. Some time between 1983 (see inventory card and photo) and 1993 (when current owner purchased house), the house had weatherization work done on it. This included replacing all wood windows with vinyl, and blowing in insulation, and covering the entire house again with Louisiana Pacific (LP) siding. The vinyl windows were an insensitive application and were wider and shorter than the original window openings. This is when the building was determined to be non-contributing and was not included in the amendment to the original NR nomination.

In 2008-2009, the current owner embarked on a major rehabilitation project to restore the historical character of the house with a desire to obtain National Register status as a contributing structure within the designated historic district. With that in mind, the two layers of non-historic siding were removed and the damaged original siding removed and replaced in-kind with specially milled VG Douglas fir drop siding. The original window openings were made visible by the removal of the siding, so new windows were replicated to fit into the original openings with a few exceptions (due to health and safety codes and to fit with existing interior spaces). The windows in the living room were paired while the others were single windows. Since no historic views of the building exist, it wasn't known whether the original windows were 1/1 or 2/2 sash, so the current owner elected for simplicity and installed 1/1 DHS in a dark brown color. The trim was replicated in-kind as the silhouette was evident on the drop siding. The rear mudroom was heavily damaged from powder post beetles and termites, so it was rebuilt, slightly larger, and a new window and door configuration created more in keeping with the historical character of the house. A small, 4' x 4' bump-out was added to the east façade to enlarge the kitchen, and a recessed porch was designed back into this main, east façade. The original front door was painted and restored to its original function. The exterior column supporting the roof on the front was created after researching about 12 homes in the district to learn what was typically applied, since there was no photo documentation for these types of details. This configuration, with a boxed-in lower column, chamfered edges, and trim near the top, was used here as it seemed appropriate.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The house at 704 South Main Street in Coupeville, WA, within the Central Whidbey Island Historic District and Ebey's Landing National Historical Reserve, is significant as an example of the vernacular style of building (criterion C) and represents a period of community growth and stability characterized by an increased awareness and application of architectural details and ornamentation in private residences (criterion A). This small house has a picturesque quality to it, created by its scale, roofline, and simple architectural elements. It is of local significance and after inappropriate alterations were removed, the house has reclaimed its historical character and is Contributing to the Central Whidbey Island Historic District and enhances the historic building stock that exists in the district that has been preserved.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The house located at 704 South Main St. was built c. 1900, by a local builder named Mr. Morrow. County records show the building's first owner as Robert C. Franzen, in 1900. Franzen and his family resided in the dwelling until the 1950s when the Spangler family moved in, but retained ownership. Eventually, the Franzen family sold the home to Carol White in 1992, who owned the house for approximately 1.5 years before selling to the current owner.

The house was built at the southern edge of town, near a crossroads known historically and today as Prairie Center. This intersection was the convergence of roads coming from Crockett and Ebey prairies, and had a hotel, restaurant, store and eventually a gas station. This house now sits on 1/3 of an acre but was carved out of a larger, 4 acre parcel owned by Franzen. Franzen's property was originally part of the Alexander Donation land claim dating from the 1850s.

The small house represents a period in Coupeville's growth and development when residents transitioned from farming to other types of work, and could live "in town". This parcel contains historic fruit trees and a cistern, so agricultural activities occurred here to be sure, and these apples, pears, cherries, and plums may have provided subsistence for the owners and their families. The diversity of fruit trees suggests that this crop supplemented the income and food for the family residing there. The parcel also contains a historic concrete cistern, typical of houses in Coupeville, which lies in the rain shadow of the Olympic Mountains and only gets 18 inches of rain a year.

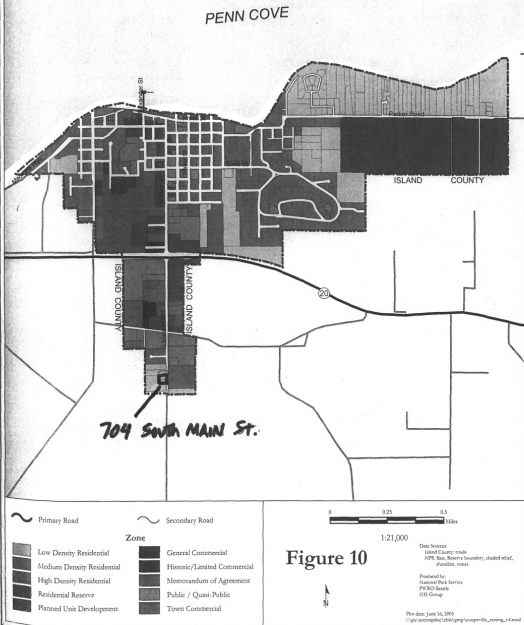
The house is simple in form yet exhibits some decorative elements, including scallop-shaped singles in the gabled ends of the north and east facades, and decorative brackets below. A wide fascia board also speaks to the "Victorian" era in which this simple residence was built. The drop siding provides a texture that is an important feature for this simple, functional home. The higher style homes are found in town, along Main Street, but on the outskirts of town, at the edge of the prairie, the said house represents a time in Coupeville's development when the economy was stable and Coupeville was an important place on the Puget Sound. Criteria A, broad patterns of history, is relevant as the house exhibits what people desired and wanted to live in, in this stable and solid farming community at the turn of the century; the architectural style of the residence, criterion C, also reveals to us what people were attracted to, these 'spec' homes of their time, perhaps. Patterns books showed stock plans from which one would select features too be added, depending upon one's economic status. Even this house, in town as it is, shows an eye for decoration, albeit ever so simple.

The home rests on its original location, and its setting has not been compromised. Fruit trees, shed, and backdrop of Ebey's Prairie to the southwest is still intact. The feeling and association remain strong on this property. The design has only marginally been modified, and the workmanship and materials remain true to the original appearance with the removal of the non-historic materials. This vernacular farmhouse contributes to our understanding of the history of central Whidbey Island's settlement and development patterns, and is worthy of listing on the National Register of Historic Places as part of the Central Whidbey Island Historic Preservation District.

The original 1973 nomination form did not consider any properties post 1900. Many buildings were not recognized as contributing until the 1995 revisit of the inventory cards first prepared in 1983. Two years later, in 1997, the amendment to the original NR nomination form was prepared. By that time, this house had been inappropriately altered. Now, with these insensitive additions removed, this building can be counted among those listed as contributing to the overall character of the district.

Town of Coupeville Zoning

Ebey's Landing National Historical Reserve GMP/EIS



104 S. Main St.
Coupeville, WA
Prior to remodel



107 S. Main St.
west (rear), after siding removal



detail of original
window opening



101 S. Main St.
Coupeville, WA
After removal of 2 layers of siding



prior to remodel

104 S. Main St.
Carpenters, and
original window opening
clearly delineated
closed in front porch (as
and east facade)



704 S. Main St.
Coupeville, WA

Bedroom



Kitchen



704 S. Main St.
Carpenter, WA
Partial removal of siding



Couperville, WA

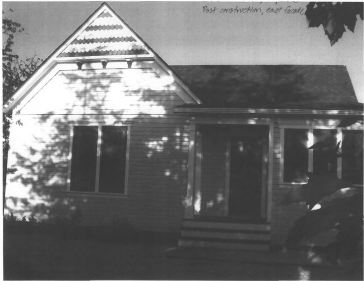
office / den window & original opening & trim



House being lifted for new foundation



Roof construction, east facade



THE LITTLE HOUSE
Capehart, with
rear facade



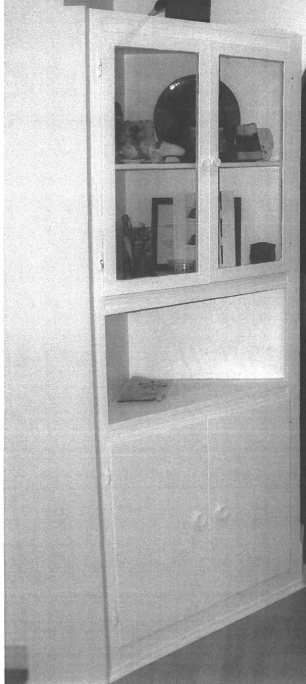


original
front
door
703 S. Main
Coupeville, WA

Decorative barge
detail, chest
grade



101 S. Main St.
Coupeville, WA
Interior - Kitchen cabinet
and arch leading into
Living Room



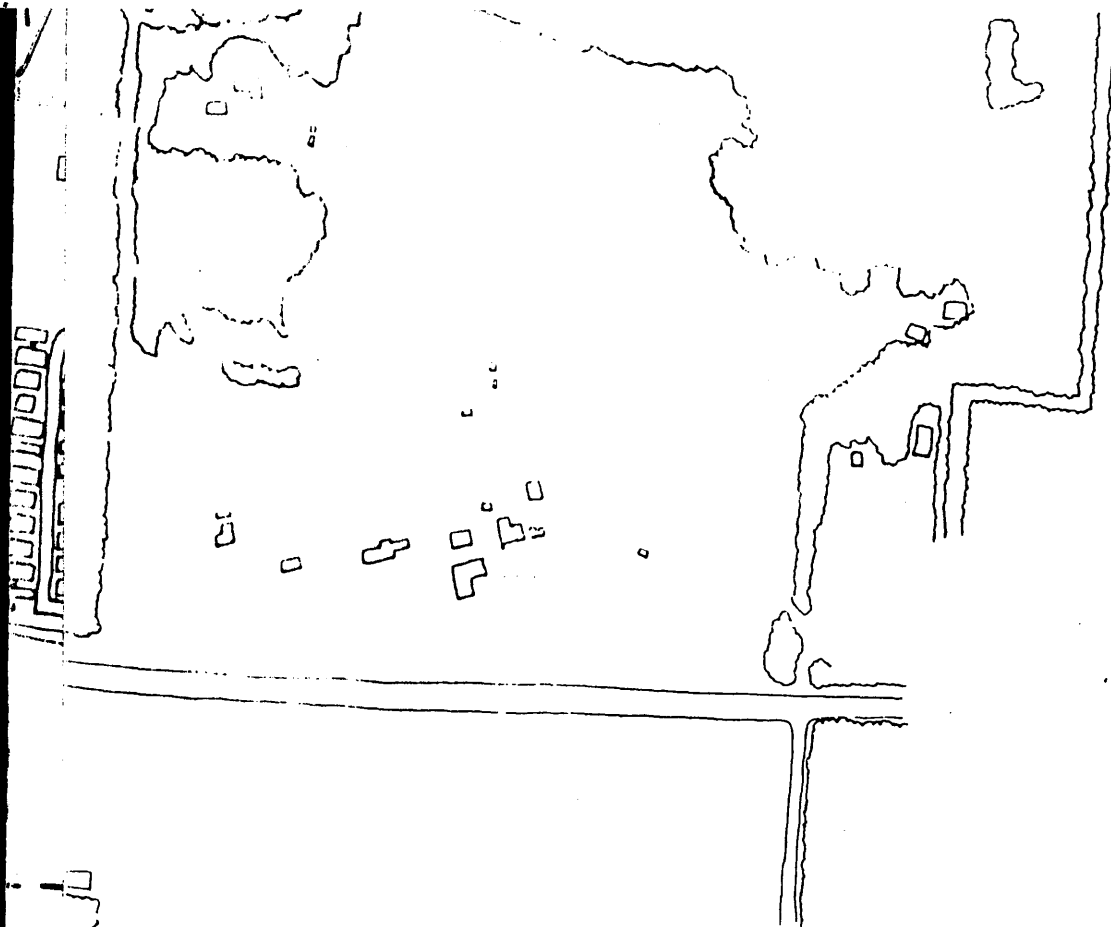
Covington, WA Living Room 1986



EXISTING
DATA ON

HOUSE W/IN

PREVIOUS DOCUMENTATION



MAP B: CONTRIBUTING RESOURCES COUPEVILLE - From National Register form Amendment



CONTRIBUTING RESOURCES

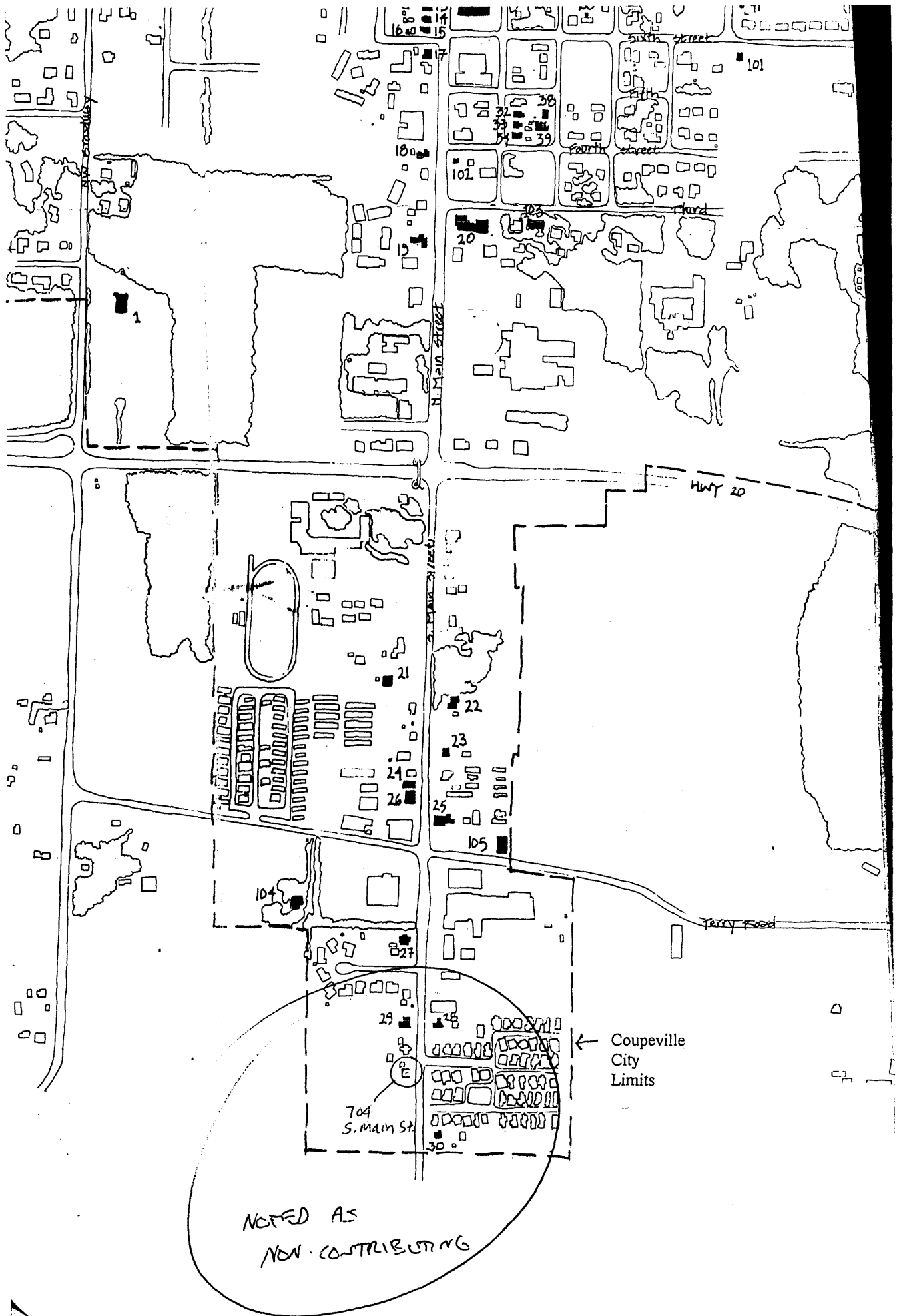


NON-CONTRIBUTING RESOURCES



NORTH

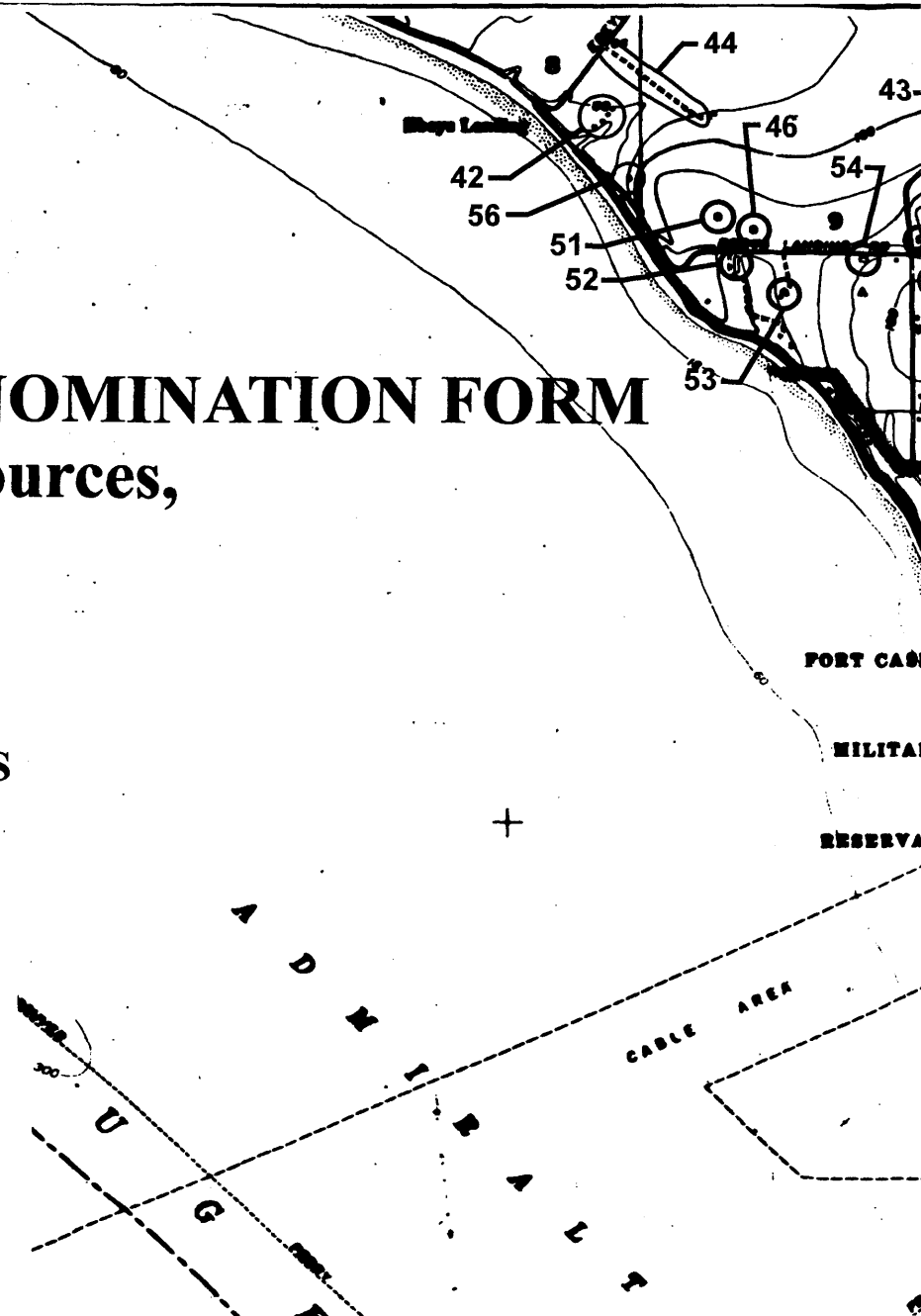
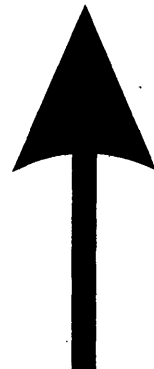
NO SCALE

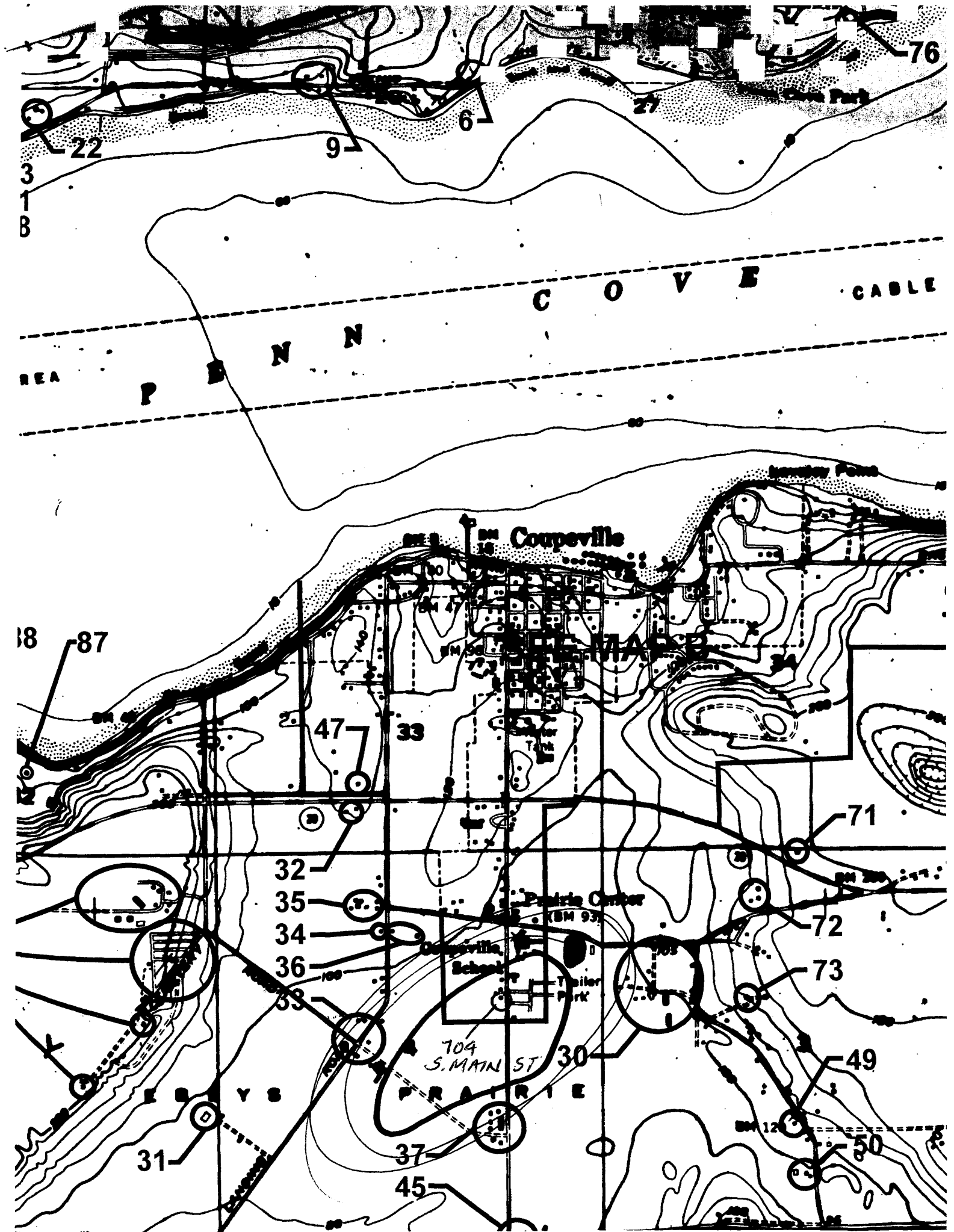


**EBLA
NATIONAL REGISTER NOMINATION FORM
MAP A: Contributing Resources,
(Property Nos. 1-93)**

- ⊙ CONTRIBUTING RESOURCES
□ NON-CONTRIBUTING RESOURCES

NORTH





BUILDING AND LANDSCAPE INVENTORY

SUMMER 1983

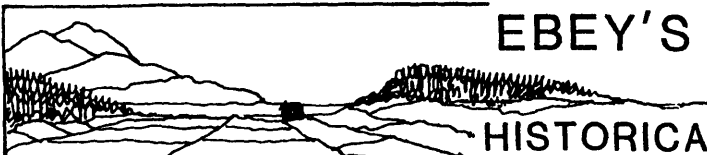
REPRINTED 1995

(and revised)

PART B

EBEY'S LANDING NATIONAL HISTORICAL RESERVE





EBEY'S LANDING **PNRO**
NATIONAL INVENTORY
HISTORICAL RESERVE

National Park Service
Pacific Northwest Region
Cultural Resources Division

Westin Building, Room 1920
2001 Sixth Avenue
Seattle, Washington 98121

NAME(S) OF STRUCTURE Spangler House/Franzen Rental House			DATE OF CONSTRUCTION c. 1900 ADDITION(S)	SITE ID. NO.	
SITE ADDRESS (STREET & NO.) 704 South Main Street				SCALE 1:24000	QUAD NAME Coupeville
CITY/VICINITY Coupeville	COUNTY Island	STATE Washington		UTM ZONE 18	EASTING 500000
OWNER/ADMIN ADDRESS Gretchen Luxenberg 704 South Main Street Coupeville, Washington 98239			<input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING	CROSS REFERENCE LA30	
			DANGER OF DEMOLITION? (SPECIFY THREAT)		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN

DESCRIPTION AND BACKGROUND HISTORY INCLUDING CONSTRUCTION DATE(S), PHYSICAL DIMENSIONS, MATERIALS, MAJOR ALTERATIONS, IMPORTANT BUILDERS, ARCHITECTS, ENGINEERS, ETC.

Vernacular Residence with Queen Anne elements. Wood frame set on concrete foundation; rectangle (26' x 20'); 3 bays wide; 1 1/2-stories; asphalt siding with octagon wood shingles on gable ends; asphalt-shingled bellcast gable roof; off-center entrance on east facade. Exterior features include 1/1 double-hung sash; multi-pane fixed sash with plain surrounds; boxed cornice; plain frieze board with carved brackets on pediment of east facade; small gable-roofed porch with plain posts and railings; shed-roofed enclosed porch on west facade.

This building was constructed by Mr. Morrow, a local builder, c. 1900. During the 1920-30's, the Franzen family lived in the house. Agnes Spangler lived in the house from the mid-1950's until 1980. During the 1950's, the composition siding was installed. Robert Franzen purchased the home a few years ago and it is currently a rental house.

CURRENT USE Residence/Rental	ORIGINAL USE Residence
--	----------------------------------

PUBLIC ACCESSIBILITY	<input checked="" type="checkbox"/> YES, LIMITED <input type="checkbox"/> NO	<input type="checkbox"/> YES, UNLIMITED <input type="checkbox"/> UNKNOWN	EXISTING SURVEYS	<input type="checkbox"/> NR <input type="checkbox"/> HABS <input type="checkbox"/> NHL	<input type="checkbox"/> LCS <input type="checkbox"/> NPS	<input type="checkbox"/> STATE <input type="checkbox"/> COUNTY	<input type="checkbox"/> LOCAL <input type="checkbox"/> OTHER
LOCATED IN AN HISTORIC DISTRICT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NAME	<input type="checkbox"/> NO Cent. Whid. Isl. Hist. Dist.	CONDITION	<input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	<input type="checkbox"/> RUINS	

SIGNIFICANCE

PHOTOGRAPHS AND SKETCH MAP OF LOCATION



FROM E



FROM NE



FROM NE



NEGATIVE NO. C13-17, 18, 19-1 HARSHNER QUALITY ☐ YES ☒ NO

REFERENCES Frances, Darrel. Personal Interview. 3 September 1983.

BUILDING AND LANDSCAPE INVENTORY

SUMMER 1983

PART B

EBEY'S LANDING
NATIONAL HISTORICAL RESERVE





**Westin Building, Room 1920
2001 Sixth Avenue
Seattle, Washington 98121**

DESCRIPTION AND BACKGROUND HISTORY INCLUDING CONSTRUCTION DATE(S), PHYSICAL DIMENSIONS, MATERIALS, MAJOR ALTERATIONS, IMPORTANT BUILDERS, ARCHITECTS, ENGINEERS, ETC.	CURRENT USE	ORIGINAL USE
	Residence/Rental	Residence
<p>Vernacular Residence with Queen Anne elements. Wood frame set on concrete foundation; rectangle (26' x 20'); 3 bays wide; 1 1/2-stories; asphalt siding with octagon wood shingles on gable ends; asphalt-shingled bellcast gable roof; off-center entrance on east facade. Exterior features include 1/1 double-hung sash; multi-pane fixed sash with plain surrounds; boxed cornice; plain frieze board with carved brackets on pediment of east facade; small gable-roofed porch with plain posts and railings; shed-roofed enclosed porch on west facade.</p> <p>This building was constructed by Mr. Morrow, a local builder, c. 1900. During the 1920-30's, the Franzen family lived in the house. Agnes Spangler lived in the house from the mid-1950's until 1980. During the 1950's, the composition siding was installed. Robert Franzen purchased the home a few years ago and it is currently a rental house.</p>		

SIGNIFICANCE
This building represents a period of community growth and stability characterized by an increased awareness and application of architectural details and ornamentation in private residences. This small house has a picturesque quality to it, created by its scale, roofline and simple architectural elements. Although inappropriate siding has been applied, this building retains integrity of design, workmanship, and location.

PHOTOGRAPHS AND SKETCH MAP OF LOCATION



FROM E



FROM NE



FROM NE



NEGATIVE NO. G13-17, 18, 19-1

HABSHNER QUALITY

☐ YES

☒ NO

REFERENCES: Friedman, David. Personal Interview. 1 September 1983.

INVENTORIED BY Leimberg/Castellanos/Leis

APPROPRIATION National Park Service

DATE Summer, 1983